

Offers Over:  
**£79,950**



Viewing: By appointment through agent

**Outside**

Paved garden to front. Enclosed garden to rear laid in artificial lawn.



**68 Mountcollyer Avenue  
Limestone Road  
Belfast, BT15 3DR**

**028 9068 2777**  
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- Mid terrace property
- Lounge open to dining room
- Shower room with white suite
- Gas central heating
- Two good sized bedrooms
- Fitted kitchen with space for appliances
- Enclosed garden to rear
- Tenanted until July 2022, with a rental income of £450PCM

These particulars are set out as a general guideline only and do not constitute, nor constitute any part of, an offer or contract: (2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves as to the correctness of each of them: (3) No person in the employment of Pinpoint Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

RATES: 2021/2022      APPROX £119.82

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**Entrance**

Wood effect laminate flooring



**Landing**

Storage cupboard with gas boiler

**Bedroom 1**

4.09m (13'5) x 2.87m (9'5)  
Wood effect laminate flooring



**Lounge**

6.83m (22'5) x 2.9m (9'6)  
Attractive tiled fireplace, wood effect laminate flooring, under stairs storage

**Bedroom 2**

3.18m (10'5) x 2.36m (7'9)  
Wood effect laminate flooring



**Kitchen**

2.44m (8'0) x 1.75m (5'9)  
High gloss kitchen with range of high- and low-level units, formica work surfaces, stainless steel sink unit, cooker space, space for fridge and freezer, partly tiled walls, uPVC door to garden



**Shower room**

White suite comprising pedestal wash hand basin, low flush WC, corner shower cubicle with electric shower, fully tiled walls