

VENDOR DECLARATION

I hereby confirm that I have read the descriptive information you have prepared relating to my property, and that to the best of my knowledge and belief these particulars do not contain any errors or material misinterpretations, that all the items described in the particulars are included in the sales and that all the appliances mentioned are in working order.

I also confirm that I will notify you immediately if, prior to exchange of contracts, any faults or problems develop, or there is any material change involving any of the fixtures and fittings or the property itself.

Signed:

Date:

Printed Name in Full:



Orangefield Crescent,

Price £120,000

- Semi Detached Home
- Two Bedrooms
- Lounge Open Plan To Dining
- Kitchen



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Orangefield Crescent, Orangefield, Belfast

Price £120,000

Positioned within a very desirable residential area within East Belfast is this superb Semi-Detached property offering excellent potential. Although in need of complete refurbishment throughout, this superb opportunity is sure to create immediate interest. With this in mind early inspection is advised.

GROUND FLOOR

HALLWAY

LOUNGE

3.81m x 3.10m (12'6" x 10'2")

Open to dining room

DINING ROOM

3.99m x 2.79m (13'1" x 9'2")

KITCHEN

3.81m x 1.70m (12'6" x 5'7")

FIRST FLOOR

BEDROOM ONE

3.00m x 3.00m (9'10" x 9'10")

Walk in dresser.

BEDROOM TWO

3.00m x 2.69m (9'10" x 8'10")

BATHROOM



For full EPC please contact the branch

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.