



Leven Park,

Guide Price £105,000



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Leven Park, Tullycarnett, Belfast

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Positioned within a popular residential location is this well-proportioned mid terrace property. The accommodation is bright and deceptively spacious throughout and will be of particular appeal to those seeking their first home and or young family buyer alike. The property will require cosmetic modernisation however offers wonderful potential with the added benefit of off street car parking to rear. This convenient position offers ease of access to Belfast City Centre and the surrounding towns via the main arterial routes, outer ring and regular public transport links. Kings Square Shopping Square, Eastpoint Entertainment Village and the highly regarded Ballyhackamore Village are only some of the many noteworthy attractions all within close proximity. Early internal inspection comes strongly recommended. **KEY FEATURES** Bright And Spacious Mid Terrace Property Well Proportioned Accommodation Throughout Lounge Fitted Kitchen Open Plan To Casual Dining Area Three Good Bedrooms All With Built In Wardrobes White Bathroom Suite GFCH uPVC Double Glazed Windows And Doors Easy To Maintain Forecourt To Front And Patio Garden To Rear With Off Street Car Parking uPVC Fascia Soffits And Guttering Popular And Convenient Residential Location No Onward Chain Early Internal Inspection Is Advised

ENTRANCE HALL

Laminated wooden flooring. Double doors to...

LOUNGE

4.34m x 4.19m (At widest points) (14'3" x 13'9" (At widest points))

Feature fireplace with electric fire inset with wooden surround. Laminated wooden flooring.

FITTED KITCHEN

3.58m x 3.07m (11'9" x 10'1")

One and 1/4 bowl sink unit with dual mixer tap. Excellent range of high and low level units with wood effect work

surfaces. Space for cooker and integrated extractor hood. Plumbed for washing machine. Laminated wooden flooring. Recessed spotlighting. PVC ceiling. Ample dining area.

REAR HALL

Under stairs storage. Space for fridge / freezer. uPVC door to enclosed rear garden.

FIRST FLOOR

BEDROOM ONE

3.66m x 3.30m (12'0" x 10'10")

Built in wardrobe. Laminated wooden flooring.

BEDROOM TWO

3.23m x 3.12m (10'7" x 10'3")

Built in wardrobe. Laminated wooden flooring.

BEDROOM THREE

2.74m x 2.46m (9'0" x 8'1")

Built in wardrobe. Laminated wooden flooring.

WHITE BATHROOM SUITE

Comprising panelled bath with mixer tap. Aqua electric shower unit. Shower screen. Vanity unit with inset sink and dual mixer tap. Low flush w/c. PVC panelled walls and ceiling. Heated towel rail.

LANDING

Large built in storage cupboard with combi gas fired boiler. Access to roof space via slingsby ladder. Partially floored with light and power.

OUTSIDE

Easy to maintain patio gardens to front and rear. Garden shed. Outside tap / light. Off street car parking.



For full EPC please contact the branch



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		