

# 36 PARKGATE PARADE

Belfast, BT4 1ET



MID TERRACE | 2  | 1  | 1 

*Offers around* **£75,000**



ENERGY EFFICIENCY RATING		
Very energy efficient - lower running costs	CURRENT	POTENTIAL
92+	A	
81-91	B	
69-80	C	
55-68	D	66
39-54	E	
21-38	F	
1-20	G	67
NOT energy efficient - higher running costs		

We are delighted to bring to the market this mid terrace property in need of modernisation, which comprises of lounge, fitted kitchen, shower room and two good sized bedrooms.



## KEY FEATURES

- Cash offers only
- Mid-Terrace Property in Need of Modernisation, Located in Sydenham, East Belfast
- Ease of Access for the City Commuter to Belfast City Centre, Holywood and Bangor
- Within Walking Distance to Local Shops and Schools
- Lounge
- Fitted Kitchen
- Two Double Bedrooms
- Shower Room
- Gas Heating
- uPVC Double Glazing
- Enclosed Rear Yard and Front Paved Garden
- Ideal Investment Opportunity



## DIRECTIONS

*Travelling along Mersey Street in the direction of Connsbrook Avenue, Parkgate Parade is located on the left hand side before the pedestrian crossing traffic lights. No 36 is on the left hand side.*

## OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

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