



Competitively priced, this well presented mid terrace property is ideally situated in a convenient residential area close to the titanic quarter, as well as only minutes walk of an abundance of local shops and amenities on the Hollywood Road.

Internally, the property has been neutrally decorated throughout comprising of a lounge, fully fitted kitchen with casual dining area, ground floor bathroom with white suite & two double bedrooms.

With the added benefit of an enclosed front pavior garden and phoenix gas fired central heating, this is the perfect property for first time buyers and investors alike.

Offers Over
£95,000

15 Parkgate Parade,
BELFAST,
BT4 1ET

Viewing by
appointment with
& through agent
028 9065 0000

- Well presented mid terrace property
- Convenient location close to Belfast City Centre and Belmont Village
- Lounge with feature fireplace
- Modern kitchen with Induction hob and electric oven
- Two double bedrooms, one with built in robes
- Bathroom with white suite
- Gas central heating/uPVC double glazing
- Large enclosed pavior forecourt (off street parking applied for)
- No onward chain, and ideal for investors and first time buyers

The Property Comprises:

Ground Floor

Double glazed uPVC door to:

ENTRANCE HALL: Laminate wood effect floor.

LOUNGE: 11' 9" x 10' 2" (3.58m x 3.1m) Laminate wood effect floor. Feature fireplace with gas coal effect fire, under stairs storage cupboard with electric socket.

KITCHEN/DINING: 13' 1" x 7' 2" (3.99m x 2.18m) Modern fitted kitchen with range of high and low level units, four ring induction hob, electric underbench oven, stainless steel extractor hood. Stainless steel single drainer sink unit, plumbed for washing machine. Part tiled walls, laminate wood effect floor, casual dining area.

REAR HALLWAY: Storage cupboard with gas boiler. uPVC door to rear.

BATHROOM: White suite comprising low flush wc, panelled bath with mixer tap and telephone hand shower. Pedestal wash hand basin, part tiled walls, tiled floor.



First Floor

LANDING: Access to roofspace.

BEDROOM (1): 13' 2" x 11' 10" (4.01m x 3.61m) (At widest points).

BEDROOM (2): 13' 1" x 7' 4" (3.99m x 2.24m) (Into robes). Wall-to-wall built-in robes and drawers.

Outside

FRONT: Large enclosed pavior forecourt.

REAR: Rear yard area.



Location:

Travelling from Connsbrook Avenue turn into Parkgate Avenue which is the continuation of Mersey Street. Parkgate Parade off Mersey Street on the right hand side.

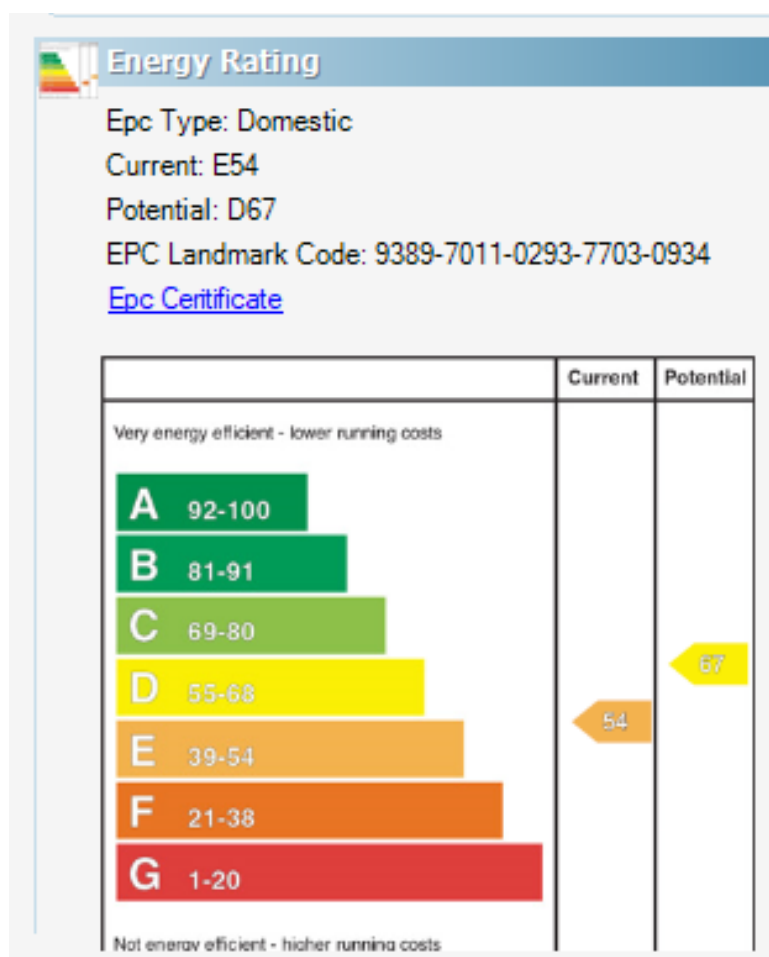
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