



23 Erinvale Park, Belfast, BT10 0FR

Price Guide £215,000

Located in the popular Erinvale development just off Finaghy Road South, we are pleased to offer for sale this mid terrace home which offers excellent, well presented living accommodation. On the ground floor there is an inviting living room and kitchen open plan to dining. On the first floor there are three good sized bedrooms and bathroom suite and an additional benefit is the converted attic which provides a fourth bedroom. Outside there is an enclosed garden to rear and driveway to front providing off street parking. Further benefits include gas fired central heating and PVC double glazed windows. Likely to appeal to a range of purchasers including families and first time buyers, viewing is recommended.

- Well Presented Terraced Home
- Spacious Living Room
- Gas Fired Central Heating / PVC Double Glazing
- Close To A Wide Range Of Amenities, Schools & Excellent Transport Links
- Four Bedrooms
- Modern Kitchen Open Plan To Dining
- Enclosed Rear Garden / Parking To Front
- An Ideal Home For The First Time Buyer

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland
EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR
ENTRANCE**



PVC front door.

LIVING ROOM 13'5" x 11'9" (4.1 x 3.6)



Laminate wood floor.



KITCHEN / DINING 16'4" x 12'9" (5.0 x 3.9)



Range of high and low level units, plumbed for washing machine, integrated double oven with gas hob, 1.5 stainless steel sink unit with drainer and mixer tap, stainless steel extractor fan, part tiled walls, tiled floor. Double PVC doors to enclosed rear garden.



ON THE FIRST FLOOR

BEDROOM ONE 11'9" x 11'9" (3.6 x 3.6)



BEDROOM TWO 11'9" x 10'2" (3.6 x 3.1)



Excellent range of sliding built in robes.

BEDROOM THREE 7'6" x 5'6" (2.3 x 1.7)



BATHROOM



White suite comprising bath with shower over, low flush W.C, pedestal wash hand basin, wall mounted chrome radiator, fully tiled walls, tiled floor.

BEDROOM FOUR 15'1" x 10'9" (4.6 x 3.3)



Storage into eaves. velux window. Recessed spot lighting.

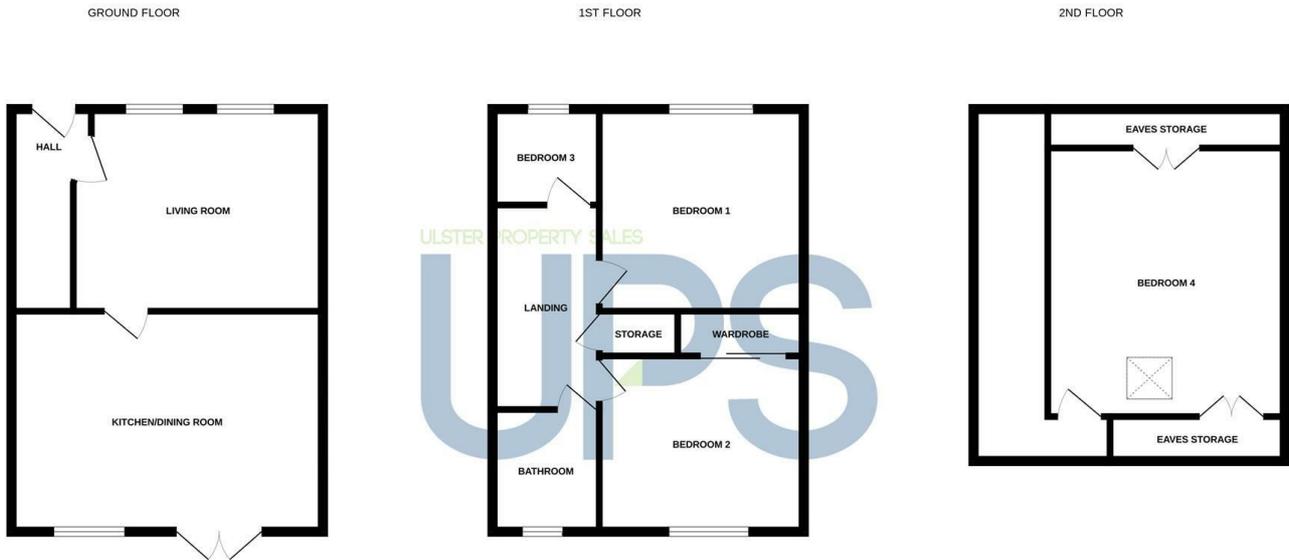
OUTSIDE



Enclosed rear garden, with decked patio area, parking to front.

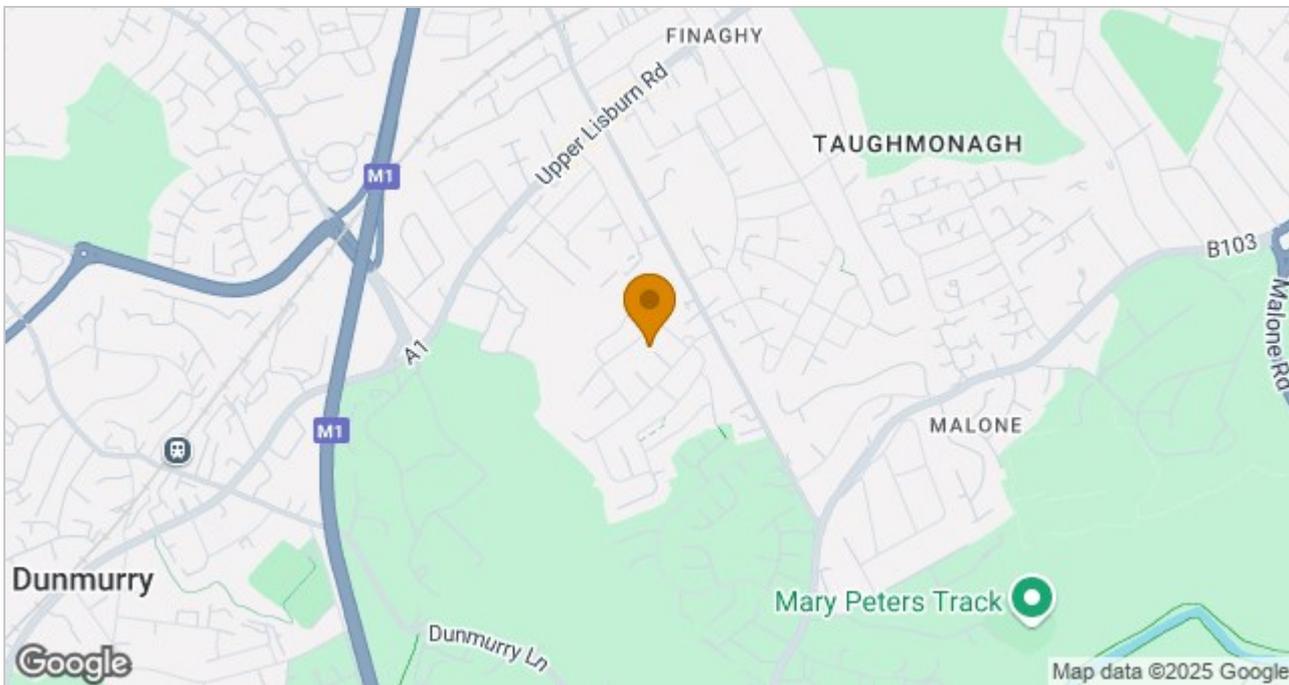


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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