



## 50 Whitehall Parade, Sunnyside Street, Ormeau Road, Belfast, BT7 3GX

**Asking Price £189,950**

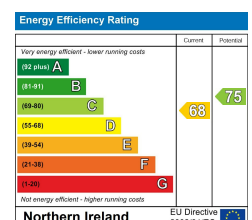
Whitehall Parade is always a popular location as it offers convenience to the Ormeau and Ravenhill Roads, with most things on your doorstep, from Cherryvale Playing Fields, convenience shops on the Ormeau Road, to all the new and established cafes, bars and restaurant's.

This particular house recently underwent considerable refurbishment and offers any first time buyer the opportunity to purchase a property with little or nothing to do but add furniture.

The internal accommodation comprises lounge to the front, modern fitted kitchen and two bedrooms and contemporary shower suite on the first floor. In addition the property benefits from a gas heating system, double glazing and superb outside space with a raised decked area, lighting and storage shed.

An excellent, well maintained and presented home.

- Refurbished End Terrace Home
- Spacious Lounge
- Contemporary White Shower Suite
- Double Glazing
- Enclosed Patio and Decked Area To Rear
- Two Double Bedrooms
- Modern Fitted Kitchen
- Gas Heating
- Easily Maintained Area To Front
- Two Minutes Walk From Ormeau Road





### Entrance Hall

Composite glass panelled front door to the entrance hall. LVT engineered luxury flooring. Glass panelled inner door to lounge.

### Lounge 12'6 x 12'0 (3.81m x 3.66m)



Contemporary wall mounted glass fronted electric fire. LVT engineered luxury flooring.







### Modern Kitchen/Dining 15'6 x 7'5 (4.72m x 2.26m)



Full range of high and low level units, marble effect work tops. Built in 5 ring gas hob, overhead extractor fan, built in oven and microwave. Integrated fridge freezer and dishwasher. Gas boiler. Spot-lights. Under-stair LVT engineered luxury flooring. Under stairs storage. Access to the rear patio. Housed Gas combi boiler.



### First Floor

## Landing

Access to roof-space via fold down ladder,

## Bedroom One



Double built in robe x 2 with shelving and robes. Spot-lights.



## Bedroom Two



Spot-lights.



**White Shower Suite**



Contemporary suite comprising chrome shower unit with drench head and hand shower attachment, wash hand basin with storage below. Heated Anthracite grey towel rail. Spot-lights. Part tiled walls.





## Roof-space

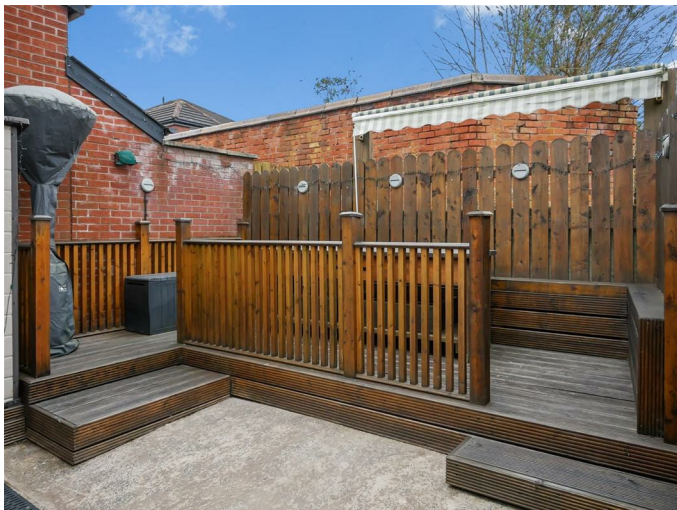


Floored for storage. Storage into eaves. Light and power.

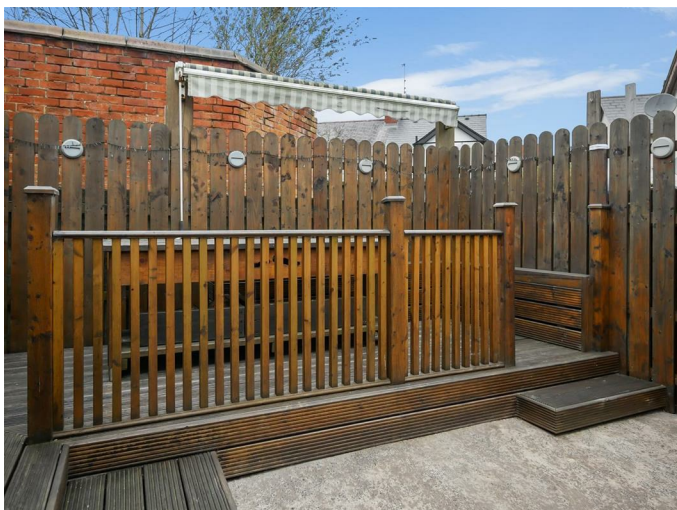
## Outside Front

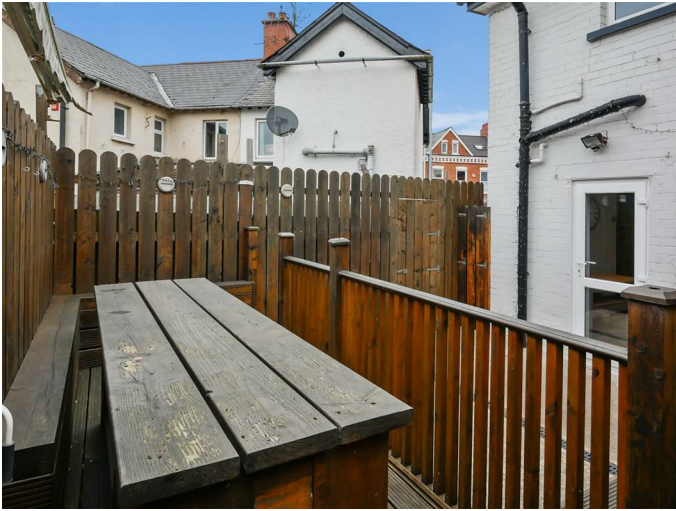
Easily maintained area to front.

## Outside Rear

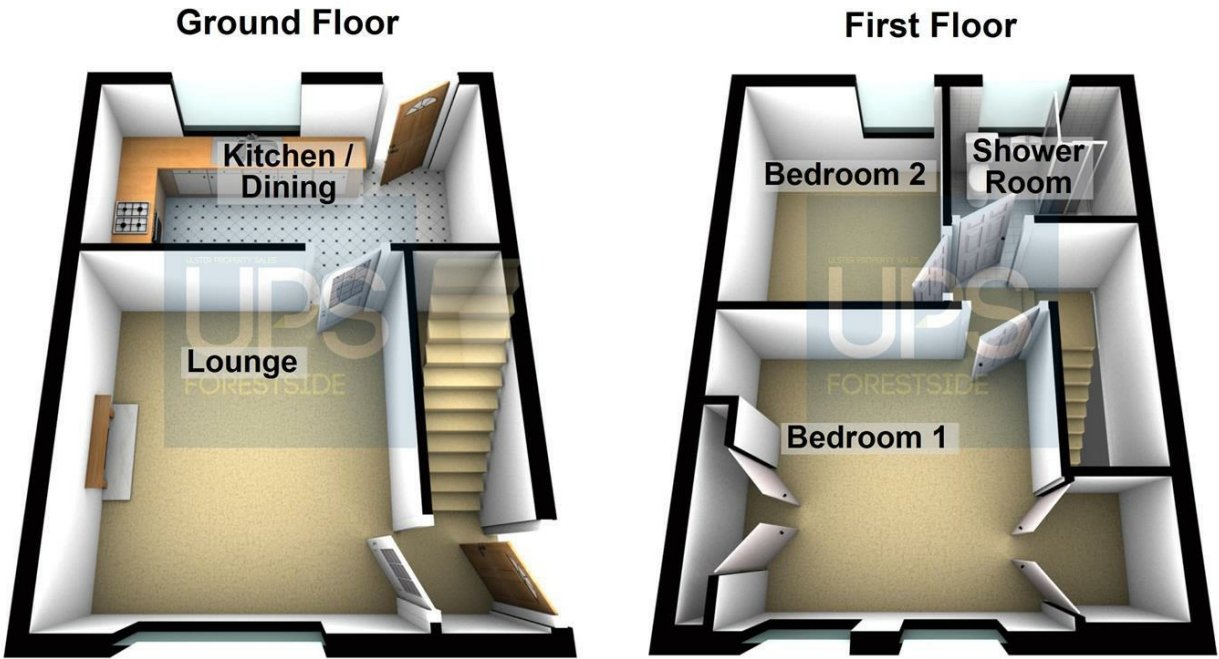


Enclosed rear bordered by timber fencing incorporating raised decked area, exterior lighting. Storage shed that has been plumbed for a washing machine.



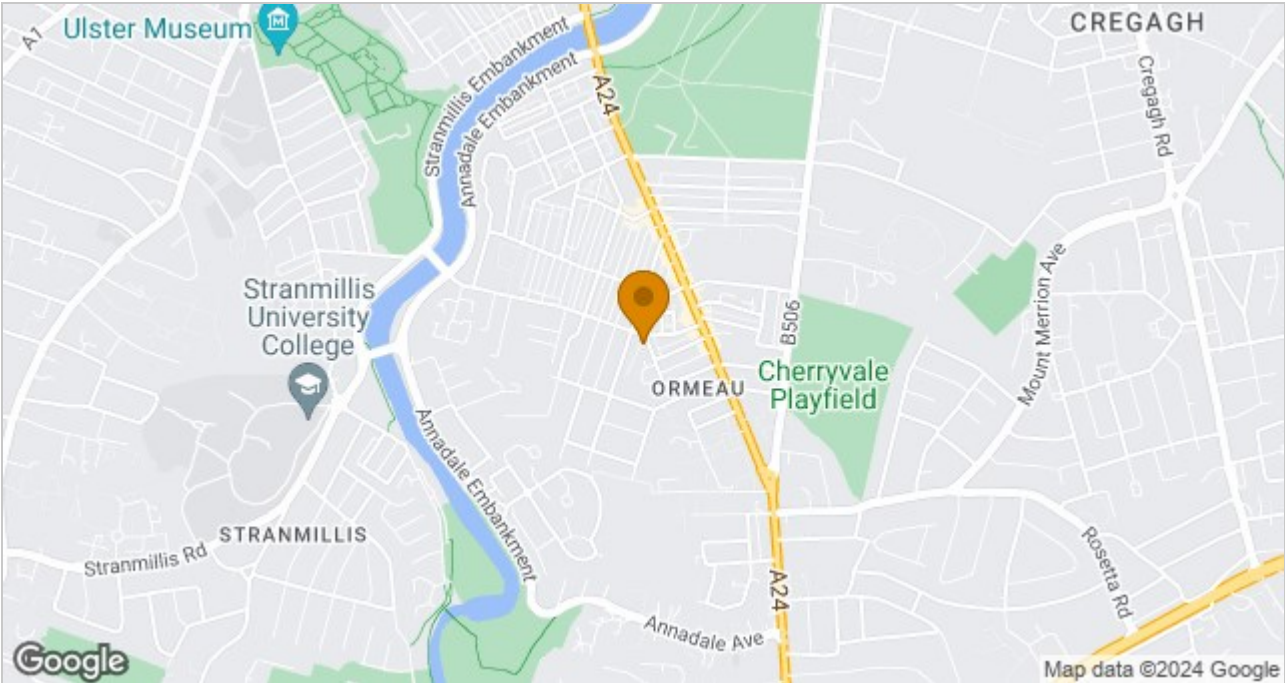


Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.

Area Map



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