



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



53 WYNCHURCH PARK

Rosetta Belfast BT6 0JL

- Semi Detached Home
- Partially Furnished
- Three Bedrooms
- Two Reception Rooms
- Downstairs Toilet
- Oil Heating/Double Glazed
- Driveway & Detached Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

£1,100

53 Wynchurch Park

Rosetta, Belfast, BT6 0JL



The Accommodation Comprises

Composite front door to entrance hall

Lounge

11'8 x 10'9 (3.56m x 3.28m)

Laminate flooring. Tiled fire place with tiled hearth.

Living / Dining Area

18'0 x 11'2 (5.49m x 3.40m)

At widest points.

Access to downstairs w/c.

New Fitted Kitchen

14'5 x 8'4 (4.39m x 2.54m)

Shaker style fitted kitchen, formica work surfaces, glazed cabinets, single drainer stainless steel sink unit, part tiled walls, tiled floor, washing machine.

First Floor

Bedroom One

11'7 x 7'9 (3.53m x 2.36m)

Measurement to the wall to wall mirrored sliding rooms.

Bedroom Two

11'0 x 8'8 (3.35m x 2.64m)

Built-in bedroom furniture.

Bedroom Three

8'5 x 8'0 (2.57m x 2.44m)

Double mirrored sliding robes

White Bathroom Suite

Comprising panelled bath with mixer taps and electric shower unit above, wash hand basin with mixer taps and storage below, low flush

w/c, pvc walling, tiled floor, heated chrome towel.

Landing

Access to roof space via permanent staircase

Roof space

Floored for storage purposes only

Outside

Front Gardens laid in lawns

Driveway with ample parking

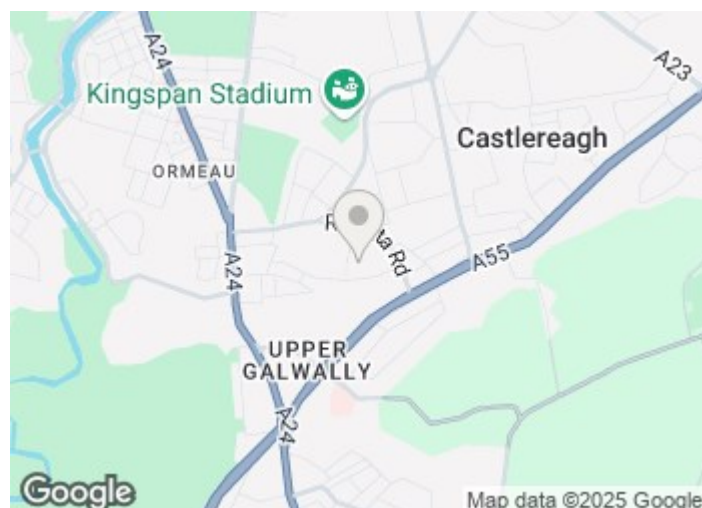
Detached Garage

18'2 x 9'7 (5.54m x 2.92m)

Up and over door, light and power

Outside Rear

Enclosed rear gardens laid in lawns with a mature range of plants trees and shrubs



Directions



Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

