



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 62 Forthriver Park , Belfast, BT13 3UZ

### Offers In The Region Of £89,950

A Fabulous End Of Terrace Holding A Superb Corner Site Within This ever Popular Location

A spacious end of terrace holding a prime position within this most popular section of the Glencairn development. The modern interior comprises entrance hall, 2 bedrooms, spacious lounge with bow window, fitted kitchen with dining area and modern white bathroom suite. The dwelling further offers upvc double glazed windows to the majority of the property and exterior doors, oil fired central heating, pvc fascia and eaves and extensive use of wood laminate and ceramic floor coverings. Hard landscaped gardens front side and rear with open aspect to rear adds the finishing touches to a home perfect for the first time buyer or investor alike.

Immediate viewing strongly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	45	63
EU Directive 2002/91/EC		

# 62 Forthriver Park

, Belfast, BT13 3UZ



- Superb End Of Terrace
- Upvc Double Glazed Windows to majority
- Pvc Facia And Eves
- 2 Bedrooms Spacious Lounge
- Oil Fired Central Heating
- Corner Site
- Fitted Kitchen With Dining
- Classic White Bathroom

### Entrance Hall

Upvc double glazed entrance door, ceramic tiled floor, panelled radiator.

### Lounge with Bow Window

14'7" x 11'6" (4.45 x 3.53)  
Wood laminate floor, panelled radiator.

### Kitchen

14'11" x 11'6" (4.57 x 3.53)  
Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, extractor fan, fridge/freezer space, tall larder, plumbed for a washing machine,

under stairs storage, panelled radiator.

Dining Area

### Rear Lobby

Upvc double glazed rear door, storage cupboard, ceramic tiled floor.

### First Floor

Landing, panelled radiator, hot press storage cupboard.

### Bathroom

Modern white suite comprising panelled bath, shower screen electric shower unit, pedestal wash hand basin, low flush wc, part tiled walls, panelled radiator.

### Bedroom

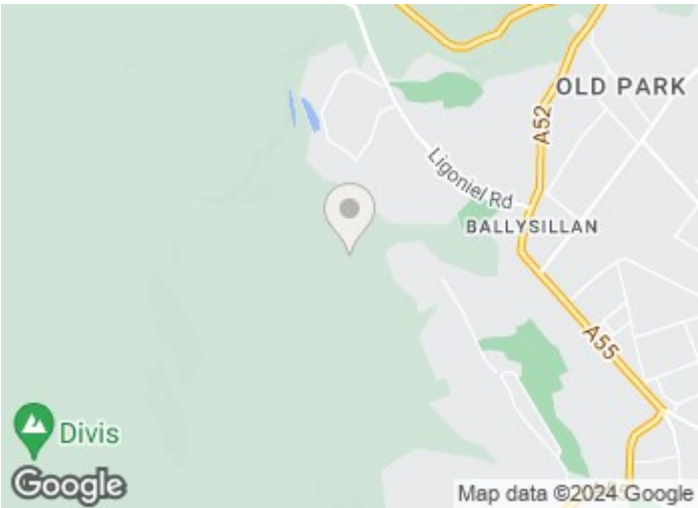
13'5" x 8'5" (4.11 x 2.57)  
Panelled radiator, built-in robe.

### Bedroom

11'10" x 8'11" (3.63 x 2.74)  
Panelled radiator, built-in robe. wood laminate flooring.

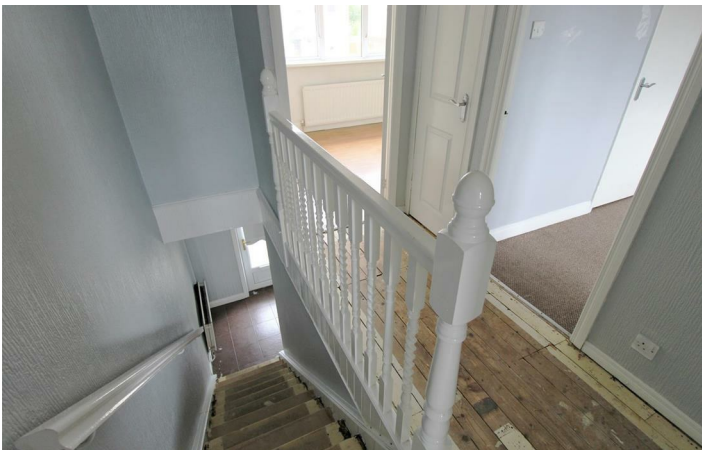
### Outside

Hard landscaped gardens front side and rear in patio. Oil boiler oil tank Walled corner site.



### Directions





## Floor Plan

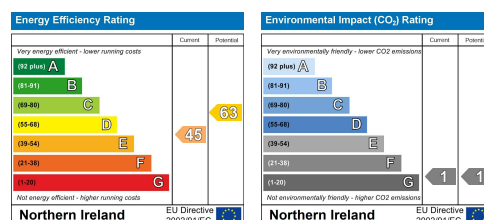
62, Forthriver Park, BELFAST, BT13 3UZ



Total Area: 71.3 m<sup>2</sup> ... 768 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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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