



## 22 Wallasey Park, Belfast

**Offers In The Region Of £78,950**

Superb extended and modernised semi detached villa in ever popular area

Holding an excellent position within this ever popular and sought after location this superb extended and modernised semi detached villa will have immediate appeal. The extended interior comprises 2 bedrooms, 2 reception rooms, extended fitted kitchen incorporating built-in oven and hob and Indian Ivory fully tiled bathroom suite. The dwelling further offers gas central heating, uPVC double glazed windows, utility room, Pvc facias and eaves and has been maintained and presented to a good standard over the years. Private gardens and a most convenient location with low outgoings to make this the perfect starter home. Internal inspection highly recommended.



**Entrance hall**

UPVC double glazed entrance door.

**Lounge 4.18 x 4.11 (13'9" x 13'6")**

Into bay, hardwood fireplace, gas fire, marble inset, panelled radiator.



**Dining room 4.09 x 2.34 (13'5" x 7'8")**

Double panelled radiator, under stair cloaks.



**Extended Kitchen 3.95 x 2.91 (13'0" x 9'7")**

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-in under oven and hob, plumbed for washing machine, partly tiled walls, panelled radiator.

Dining area - uPVC double glazed rear door



**Sun room 3.45 x 3.06 (11'4" x 10'0")**

Panelled radiator.

