



33 Ambleside Street , Belfast, BT13 1QP

**Offers In The Region Of
£109,950**

Modern Constructed Red Brick Semi Detached Villa in Ever Popular Location - INVESTORS ONLY!

A superb opportunity to purchase a modern constructed red brick semi detached villa holding a prime position within this popular location. The modern interior comprises 2 bedrooms, lounge, fitted kitchen with dining area and modern white bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating, ceramic floor coverings, built-in storage cupboards and offers little or no maintenance worries in the near future. Ideal investment opportunity currently let at £520.00 per month or first time buyer home.

Immediate inspection highly recommended.

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		71	73
EU Directive 2002/91/EC			

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- Modern Red Brick Semi Detached Villa
- Furnished Downstairs Cloakroom
- Patio Garden to Rear
- Lounge 2 Bedrooms
- uPvc Double Glazed Windows
- Investment Opportunity
- Classic White Bathroom Suite
- Gas Central Heating

Entrance Hall

Mahogany entrance door, ceramic tiled floor, under stairs storage, cloaks.

Lounge

12'6" x 10'4" (3.81 x 3.16)
Double panelled radiator, ceramic tiled floor.

Kitchen

17'5" x 7'11" (5.30 x 2.42)
Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, integrated extractor fan, cupboard.

plumbed for washing machine, fridge/freezer space.

Dining Area - Double panelled radiator.

Rear Lobby

Panelled radiator, gas boiler.

Furnished Cloakroom - White suite comprising pedestal wash hand basin, low flush wc, panelled radiator.

First Floor

Landing, walk-in storage

Bedroom

10'6" x 8'2" (3.19 x 2.49)
Panelled radiator.

Bathroom

White suite comprising panelled bath, telephone hand shower, shower screen, pedestal wash hand basin, low flush wc, partly tiled walls.

Bedroom

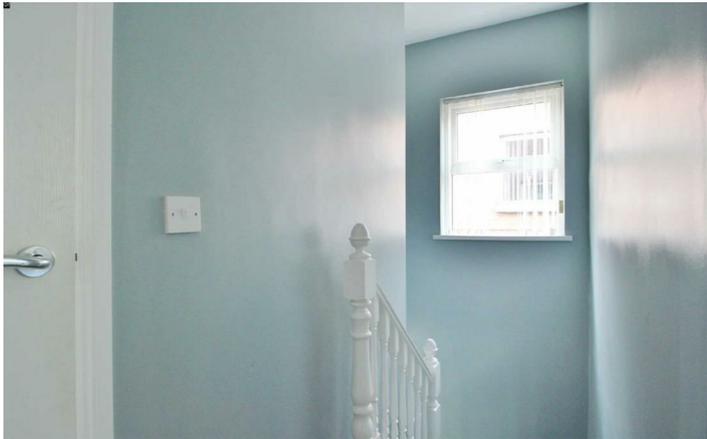
8'11" x 15'2" (2.71 x 4.62)
Built-in robe, panelled radiator.

Outside

Forecourt, enclosed rear patio garden.



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

