



## 8 Forthriver Green , Belfast, BT13 3UR

**Offers In The Region Of  
£99,950**

Beautifully Maintained and Modernised Town Terrace with Open Aspect to Front

A fabulous opportunity to purchase a modernised town terrace in this ever popular location. The richly appointed interior comprises 3 bedrooms, spacious lounge, luxury fitted kitchen with dining area and contemporary white bathroom suite with thermostatically controlled shower. The dwelling further offers uPvc double glazed windows, gas fired central heating and extensive use of wood laminate floor coverings. Ideally suited to the first time buyer or investor alike this home will have immediate appeal and internal inspection is a must.

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>	69	69
(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		
Northern Ireland		EU Directive 2002/91/EC

# 8 Forthriver Green

, Belfast, BT13 3UR



- Beautifully Maintained And Modernised Town Terrace
- Contemporary White Bathroom Suite
- Paved Front Garden
- 3 Bedrooms/Spacious Lounge
- uPvc Double Glazed Windows
- Popular Location
- Luxury Fitted Kitchen
- Gas Fired Central Heating
- Superb Mid Terrace

### Open Entrance Porch

Upvc double glazed entrance door.

### Entrance Hall

Panelled radiator, ceramic tiled floor.

### Lounge

14'9" x 10'9" (4.50 x 3.28)  
Panelled radiator, ceramic tiled floor, double doors to hall, corniced ceiling.

### Kitchen

17'1" x 10'9" (5.21 x 3.29)  
Stainless steel sink unit, extensive range of high and low level units, formica worktops, space for cooker, extractor fan, partially tiled walls, ceramic tiled floor, timber ceiling,

recessed lighting, half panelled walls.

### Dining Area

### Lobby

Half panelled walls, timber ceiling, upvc rear door.

### Landing

Built in cupboard, wall mounted gas fired boiler.

### Bedroom 1

11'1" x 10'7" (3.39 x 3.23)  
Panelled radiator, wood laminate floor, built in cupboard, cornice ceiling .

### Bedroom 2

12'3" x 8'5" (3.75 x 2.58)  
Panelled radiator, wood laminate floor, built in cupboard.

### Bedroom 3

8'6" x 7'6" (2.60 x 2.29)  
Panelled radiator, wood laminate floor.

### Bathroom

Contemporary white suite, corner shower unit, thermostatically controlled shower, vanity unit, low flush wc, pvc panelled wall & ceiling , recessed lighting, wood laminate floor.

### Outside

Enclosed paved rear garden, front garden in lawn and shrubs.



### Directions







Floor Plan

8, Forthriver Green, BELFAST, BT13 3UR



Ground Floor



First Floor

Total Area: 85.7 m² ... 922 ft²

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

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (91-91) <b>B</b> (89-88) <b>C</b> (85-85) <b>D</b> (82-84) <b>E</b> (71-78) <b>F</b> (1-70) <b>G</b> Not energy efficient - higher running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (91-91) <b>B</b> (85-88) <b>C</b> (85-88) <b>D</b> (82-84) <b>E</b> (71-78) <b>F</b> (1-70) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions		
Northern Ireland			EU Directive 2002/91/EC		

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