



17 Forthriver Park , Belfast, BT13 3UY

Offers Around £99,950

A Beautifully Presented And Maintained Mid Terrace In A Popular Location, Perfect For The First Time Buyer Or Investor.

A fabulous opportunity to purchase an extensively refurbished and beautifully maintained terrace in this ever popular location. The richly appointed interior comprises 3 bedrooms, spacious lounge, luxury fitted kitchen incorporating built-in under oven, ceramic hob with dining area and Indian Ivory bathroom suite. The dwelling further offers uPvc double glazed windows, oil fired central heating, extensive use of ceramic and wood laminate floor coverings and immaculate front and private rear gardens. 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) 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	66	67
EU Directive 2002/91/EC		

17 Forthriver Park

, Belfast, BT13 3UY



- Beautifully Presented And Maintained Town House
- Dining Area Off Kitchen
- Oil Fired Central Heating
- 3 Bedrooms Spacious Lounge
- Indian Ivory Bathroom Suite
- Private Gardens
- Modern Fitted Kitchen
- Upvc Double Glazed Windows

Entrance Hall

Pvc double glazed entrance door, wood laminate floor. Panelled radiator, double doors to lounge.

Lounge

15'3" x 10'11" (4.66 x 3.34)

Attractive fireplace with wooden surround and marble inset, wood laminate floor, panelled radiator.

Kitchen

10'11" x 10'8" (3.35 x 3.27)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-under oven and ceramic hob, extractor fan, fridge freezer

space, plumbed for washing machine, partly tiled walls.

Dining Area

Panelled radiator, ceramic tiled floor.

Rear Lobby

Wood laminate floor, under stair cloaks, Pvc double glazed rear door

First Floor

Landing, panelled radiator.

Bathroom

Indian Ivory suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, low flush wc, panelled radiator,

fully tiled walls.

Bedroom

10'11" x 11'3" (3.35 x 3.45)

Built-in robe, panelled radiator, wood laminate floor.

Bedroom

12'8" x 8'6" (3.87 x 2.61)

Built-in robe, panelled radiator.

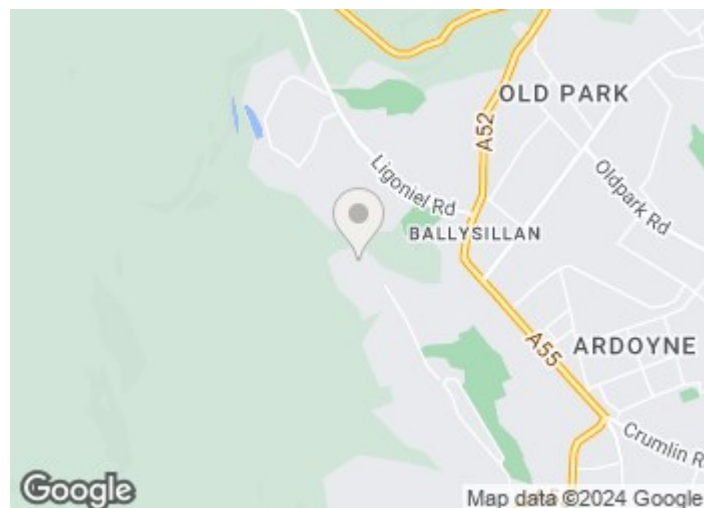
Bedroom

9'5" x 8'7" (2.88 x 2.62)

Wood laminate floor, panelled radiator.

Outside

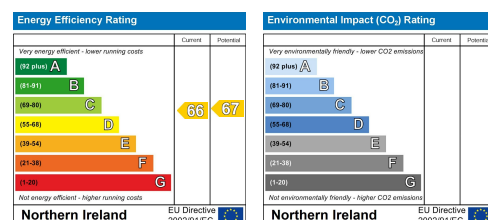
Gardens front and rear in lawns shrubs and flower beds, oil boiler, oil tank,



Directions



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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