



48 Wallasey Park , Belfast, BT14 6PQ

**Offers In The Region Of
£109,000**

Handsome Semi Detached Chalet Bungalow Holding A Prime Position Within This Much Admired Residential Development.

Maintained to an excellent standard over the years this attractive period semi detached dwelling will have immediate appeal. Holding a prime position within this most popular location the spacious interior comprises 2 bedrooms, 2 reception rooms, kitchen annex and downstairs bathroom. The dwelling further offers oil fired central heating, wooden windows and has benefited from improvement works over the years. A south facing rear garden and detached garage combines with excellent local amenities with schools, shops and public transport all within walking distance to make this the perfect starter home or investment opportunity.

Immediate viewing strongly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		
		EU Directive 2002/91/EC

65

43

48 Wallasey Park

, Belfast, BT14 6PQ



- Handsome Semi Detached Chalet Bungalow
- Bathroom In Coloured Suite
- Detached Garage
- 2 Double Bedrooms 2 Reception Rooms
- Wooden Single Glazed Windows
- South Facing Rear Garden
- Kitchen Annex
- Oil Fired Central Heating
- Popular Convenient Location

Open Entrance Porch

Entrance Hall

Mahogany entrance door, wood laminate floor, panelled radiator.

Lounge

12'11" x 9'8" (3.96 x 2.95)

Panelled radiator, attractive brick fireplace, wood laminate floor.

Dining Room

12'11" x 7'10" (3.95 x 2.40)

Wood laminate floor, plumbed for washing machine, panelled radiator, understairs cloaks.

Kitchen Annex

4'9" x 4'1" (1.46 x 1.25)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, cooker space, partly tiled walls, hotpress/copper cylinder.

Lobby

Hardwood rear door, store.

Bathroom

Linden green suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, low flush wc, 1/2 tiled walls, panelled radiator.

First Floor

Bedroom

13'2" x 9'6" (4.03 x 2.91)

Mirror slider robes, panelled radiator.

Bedroom

13'2" x 7'11" (4.03 x 2.43)

Panelled radiator.

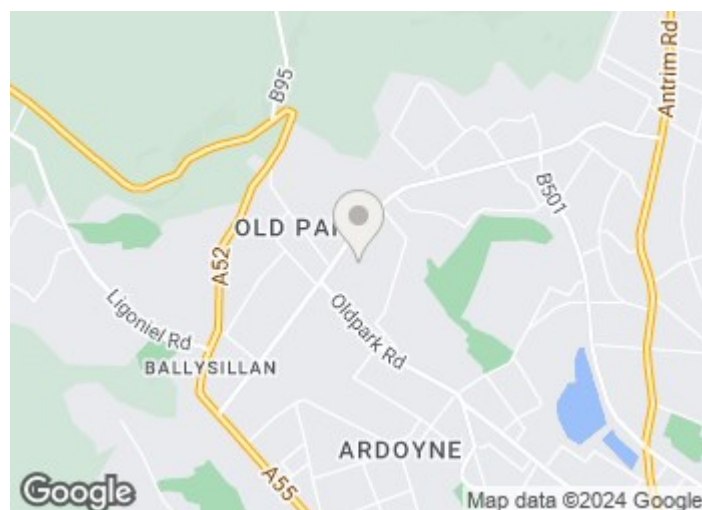
Detached Garage

19'3" x 9'11" (5.89 x 3.04)

Light and power, oil boiler.

Outside

Gardens front and rear in hard landscaped in patio and lawn, stone chipping, outside light and tap.



Directions



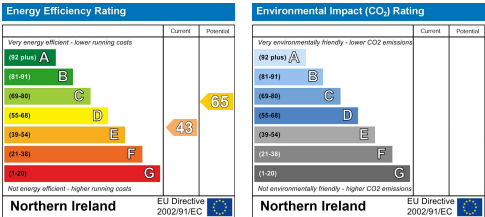
Floor Plan

48 Wallasey Park, BELFAST, BT14 6PQ



Total Area: 62.4 m² ... 672 ft² (excluding garage)
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.



ULSTERPROPERTYSALES.CO.UK

- ANDERSONSTOWN
028 9060 5200
- BALLYNAHINCH
028 9756 1155
- BALLYHACKAMORE
028 9047 1515
- BALLYMENA
028 2565 7700
- BANGOR
028 9127 1185
- CARRICKFERGUS
028 9336 5986
- CAUSEWAY COAST
0800 644 4432
- CAVEHILL
028 9072 9270
- DOWNPATRICK
028 4461 4101
- FORESTSIDE
028 9064 1264
- GLENGORMLEY
028 9083 3295
- MALONE
028 9066 1929
- NEWTOWNARDS
028 9181 1444
- RENTAL DIVISION
028 9070 1000



John McLarnon trading under licence as Ulster Property Sales (Cavehill)
©Ulster Property Sales is a Registered Trademark