



## 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		65
(21-38)	F	43	
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 48 Wallasey Park

, Belfast, BT14 6PQ



- Handsome Semi Detached Chalet Bungalow
- Bathroom In Coloured Suite
- Detached Garage
- 2 Double Bedrooms 2 Reception Rooms
- Kitchen Annex
- Wooden Single Glazed Windows
- South Facing Rear Garden
- 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.

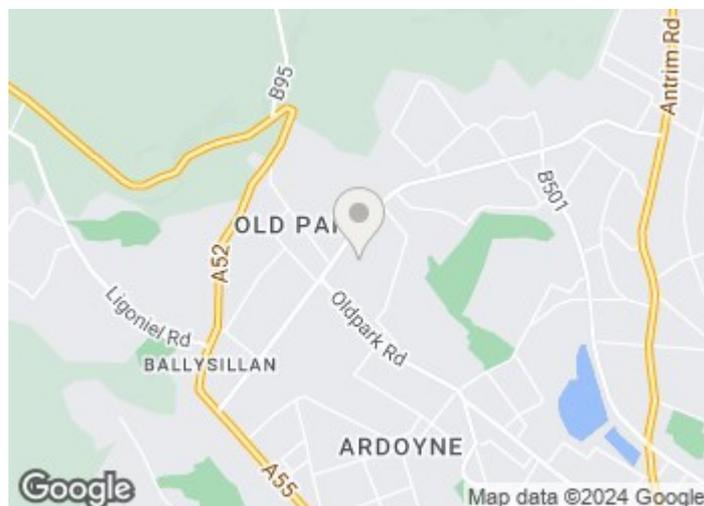
## Detached Garage

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



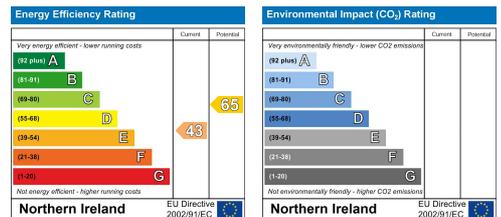
# Floor Plan

48 Wallasey Park, BELFAST, BT14 6PQ



Total Area: 62.4 m<sup>2</sup> ... 672 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only

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