

75 Fortwilliam Parade , Belfast, BT15 3LU

Offers Over £65,000

Superb Cash Offers Only Opportunity - Extended Red Brick Mid Terrace In This Most Popular Residential Location.

A superb "Cash Offers Only" opportunity to purchase an extended town terrace situated within this most popular residential area. The accommodation comprises of 2 bedrooms, lounge, living room, archway to kitchen and fully tiled bathroom. The dwelling further offers single glazed windows and oil fired central heating but does now require improvements to maximise the extended accommodation. Externally there is a delightfully private space to the rear and a forecourt to the front. A convenient location with excellent local shopping, public transport, schools and public parks all close by makes this an opportunity not to be missed. A healthy rental and resale market for refurbished homes makes this the perfect project for the canny investor or home buyer alike - Cash Offers Only.

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		EU Directive 2002/91/EC

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- Cash Offers Only - Extended Red Brick Town Terrace
- 2 Bedrooms
- Extended Kitchen With Dining
- Fully Tiled Bathroom Suite
- Oil Fired Central Heating
- Most Convenient Location
- Cash Offers Only
- Thorough Lounge
- Mahogany Double Glazed Windows
- Superb Refurbishment Opportunity

Entrance Hall

Hardwood entrance door.

Lounge

11'8" x 12'2" (3.57 x 3.72)

Parkray style glass fronted fire, double panelled radiator.

Living Room

12'0" x 6'11" (3.68 x 2.11)

Ceramic tiled floor, double panelled radiator.

Archway to:

Kitchen

11'3" x 6'9" (3.43 x 2.08)

Stainless steel unit, range of high and low level units, formica

worktops, cooker space, integrated extractor fan, fridge /freezer space, plumbed for washing machine, partly tiled walls, Lvf flooring.

Rear Lobby

Built in storage, hardwood door to rear.

Bathroom

Fully tiled bathroom suite comprising panelled bath, pedestal wash hand basin, low flush wc, shower cubicle, electric shower, panelled radiator.

First Floor

Bedroom

12'7" x 9'1" (3.85 x 2.77)

Built in storage, double panelled radiator.

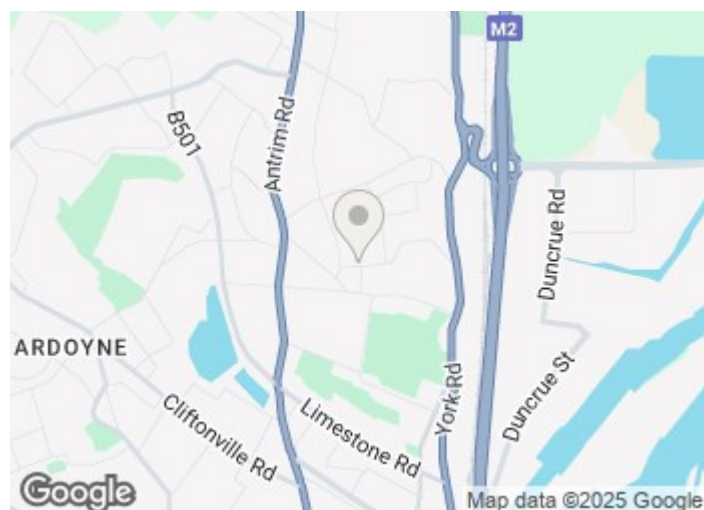
Bedroom

9'10" x 7'6" (3.00 x 2.30)

Built in storage, double panelled radiator.

Outside

Enclosed forecourt to front. Hard landscaped rear, boiler house, pvc oil tank, vertical panel fencing,



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

