



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 53 Hesketh Park , Belfast, BT14 7JS

**Offers Around £119,950**

Superb Opportunity To Purchase This Highly Presented One Of A Kind Mid Terrace In This Most Popular Residential Location.

This modern red brick mid terrace been maintained and presented to the highest standard by it's owners which will have an immediate appeal. The richly appointed interior comprises 2 bedrooms, lounge, fitted kitchen incorporating built-in under oven and 4 ring gas hob and modern white bathroom suite with walk-in shower. The dwelling further offer gas central heating, uPvc double glazed windows and extensive use of wood laminate floor covering throughout. A delightful outlook, low outgoings, low maintenance private rear garden combines with a short commute to the City Centre making this the perfect home for first time buyer or investor alike.

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		

Current	Potential
63	66

# 53 Hesketh Park

, Belfast, BT14 7JS



- Highly Presented One Of A Kind Mid Terrace
- Fitted Kitchen With Built-in Under Oven
- Upvc Double Glazed Windows
- 2 Bedrooms
- Modern White Bathroom Suite
- Low Maintenance Private Rear Garden
- Lounge
- Gas Central Heating
- Just A Short Commute To Belfast City Centre

## Entrance Hall

Wood laminate floor, panelled radiator.

## Kitchen

10'5" x 10'1" (3.19 x 3.08)

Single drainer stainless steel sink unit, range of high and low level units, formica worktop, built-in under oven, 4 ring gas hob, stainless steel extractor fan, fridge/freezer space, plumbed for washing machine, partly tiled walls, wood laminate floor, panelled radiator, pvc ceiling, recessed lighting.

## Lounge

15'7" x 9'10" (4.76 x 3.00)

Attractive fireplace, wood laminate floor, double panelled radiator.

## Rear Lobby

Built-in storage, uPvc double glazed door to rear.

## First Floor

Landing, access to roofspace

## Bathroom

Modern white bathroom suite comprising walk-in shower, electric shower, vanity unit, low flush wc, featured radiator, partly tiled walls, wood laminate floor, extractor fan.

## Bedroom

9'4" x 10'4" (2.86 x 3.16)

Wood laminate floor, panelled radiator.

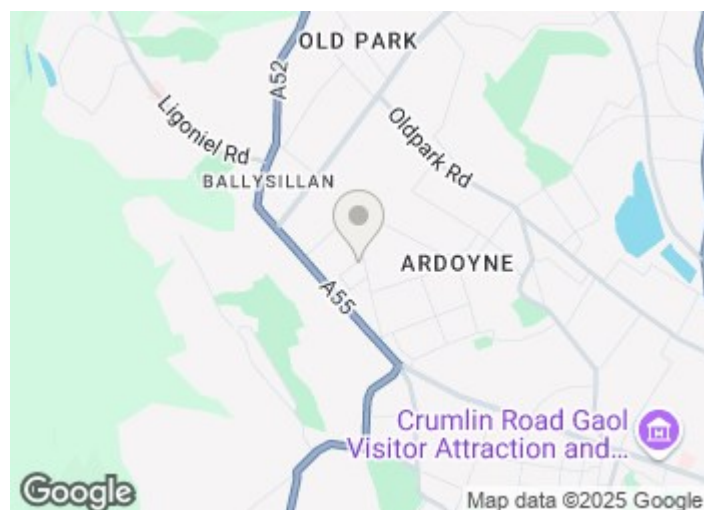
## Bedroom

13'9" x 10'8" (4.21 x 3.27)

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

## Outside

Hard landscaped gardens front and rear in stone chippings, flowerbeds and mature hedging. Patio area to rear in artificial grass.



## Directions

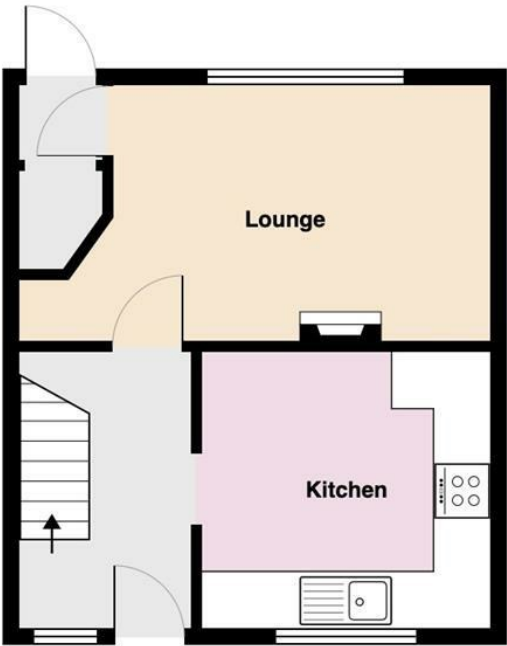




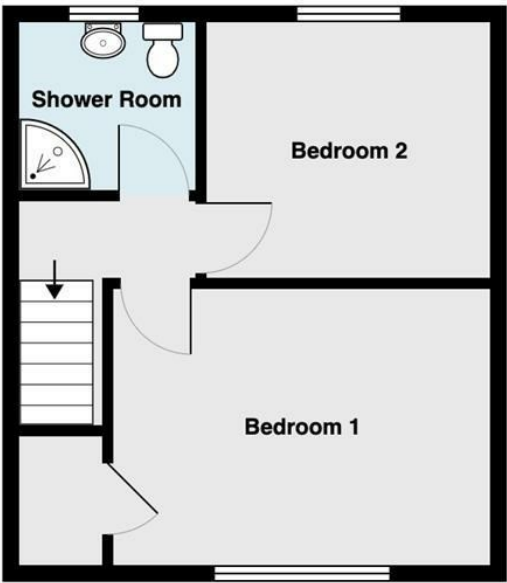


Floor Plan

53 Hesketh Park, BELFAST, BT14 7JS



Ground Floor

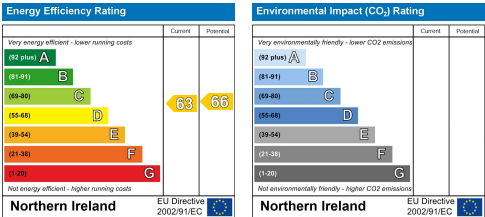


First Floor

Total Area: 58.8 m² ... 633 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.



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