

## 10 Forthriver Green , Belfast, BT13 3UR

**Offers Over £99,950**

Stunning Town Terrace Presented To The Highest Standard With Hard Landscaped Gardens.

A stunning town terrace which has been presented to the highest standards throughout creating a contemporary family home which will impress all who view. The modern interior comprises 3 bedrooms, lounge, contemporary kitchen incorporating built-in oven and hob and recently installed modern white bathroom suite. The dwelling further offers E7 heating, uPvc double glazed windows & doors, pvc fascia, eaves, wired for alarm, extensive use of quality floor coverings throughout and hard landscaped gardens front and rear. The most popular and convenient location combines with the stunning contemporary accommodation to make this the ideal home for the first time and young family buyer alike - Early viewing is highly recommended.

Energy Efficiency Rating		
	Current	Potential
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		
<b>Northern Ireland</b>	58	66
EU Directive 2002/91/EC		

# 10 Forthriver Green

, Belfast, BT13 3UR



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- Stunning Town Terrace
- E7 Heating
- Hard Landscaped Gardens
- Most Popular Location
- 3 Bedrooms, Spacious Lounge
- Contemporary Fitted Kitchen With Built-in Under Oven & Hob
- Highest Presentation
- Upvc Double Glazed Windows
- Recently Installed Modern Bathroom Suite
- Prime Cul De Sac Position

## Entrance Hall

Upvc double glazed entrance door, outside light, wood laminate floor.

## Lounge

10'9" x 8'11" into bow (3.29 x 2.74 into bow)

Attractive fireplace with electric inset, wood laminate floor.

## Kitchen

5.34 x 4.16

Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in oven and ceramic hob, stainless steel canopy extractor fan, fridge freezer space, plumbed for washing machine,

partly tiled walls, feature pvc

panelled wall, wood laminate floor.

Open plan to

## Dining Area

Understairs storage.

## Rear Lobby

Partially pvc panelled walls, wood laminate floor, pvc double glazed door to rear.

## First Floor

Landing, hotpress storage.

## Bathroom

Modern white suite comprising shower cubicle, electric shower, vanity unit, low flush wc, Pvc panelled walls and ceiling, recessed lighting, Lvf flooring.

## Bedroom

11'2" x 10'11" (3.41 x 3.33)

Recessed lighting, full width built-in mirrored storage.

## Bedroom

12'7" x 10'11" (3.85 x 3.35)

Recessed lighting, wood laminate floor.

## Bedroom

10'4" x 8'3" (3.16 x 2.54)

Wood laminate floor.

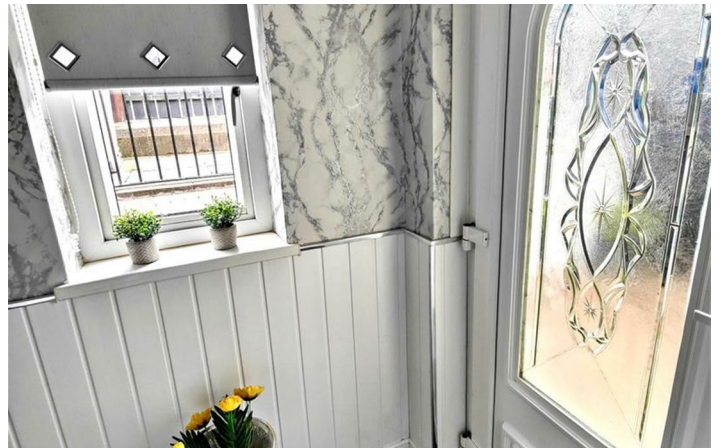
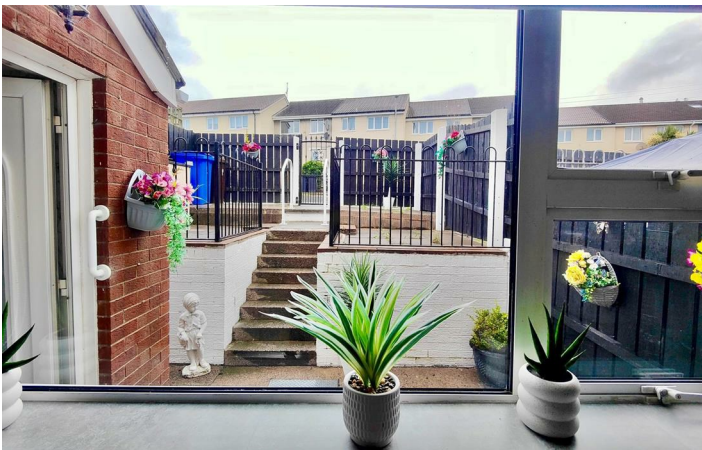
## Outside

Hard landscaped front garden in concrete pavers and vertical panel fencing. Hard landscaped rear in concrete pavers, vertical panel fencing,, outside tap and light.



## Directions





## Floor Plan

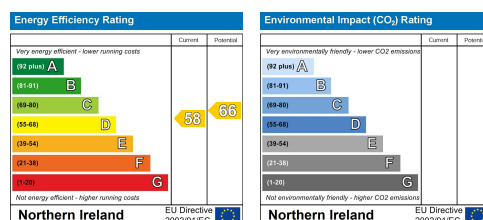
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Total Area: 81.1 m<sup>2</sup> ... 873 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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