



## 25 Enfield Parade , Belfast, BT13 3DX

**Offers Around £75,000**

A Fantastic Opportunity To Purchase This Red Brick Mid Terrace With Superb Potential Within This Most Popular And Convenient Location.

An attractive red brick mid terrace offering a fantastic refurbishment opportunity. The interior comprises 2 bedrooms, lounge, kitchen and bathroom to first floor. The dwelling further offers oil fired central heating and partial uPvc double glazed windows. This is the perfect project ideally suited to builders, investors or DIY enthusiasts alike. With opportunities of this nature getting harder to come by Early viewing is strongly 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		
Northern Ireland		EU Directive 2002/91/EC

# 25 Enfield Parade

, Belfast, BT13 3DX



- Red Brick Mid Terrace Townhouse
- Coloured Bathroom Suite
- Requiring Improvements
- 2 Bedrooms, Lounge
- Oil Fired Central Heating
- Popular And Convenient Location
- Fitted Kitchen
- Partial Upvc Double Glazed Windows

## Entrance Hall

Pvc double glazed entrance door, Lvf flooring.

## Lounge

14'0" x 13'0" (4.29 x 3.97)

Wood laminate floor, double panelled radiator.

## Kitchen

13'10" x 9'1" (4.22 x 2.78)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, free standing cooker, integrated extractor, fridge/freezer space, plumbed

for washing machine, double panelled radiator, partly tiled walls, hardwood door to rear.

## First Floor

Landing, roofspace access.

## Bathroom

Coloured bathroom suite comprising panelled bath, electric shower, pedestal wash hand basin, low flush wc, partly tiled walls, Lvf flooring, panelled radiator.

## Bedroom

9'10" x 6'11" (3.00 x 2.12)

Panelled radiator.

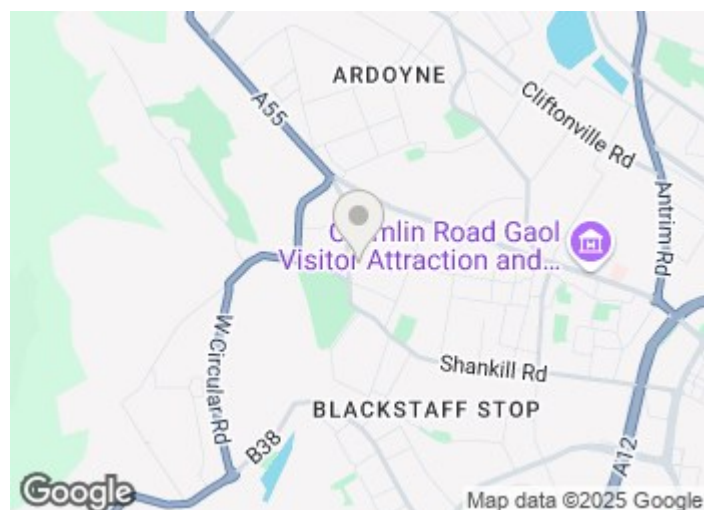
## Bedroom

10'7" x 13'1" (3.23 x 3.99)

Panelled radiator.

## Outside

Forecourt. Enclosed rear yard.



## 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.

