



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH LOCAL KNOWLEDGE



12 Grand Parade, Belfast, BT5 5HH

Offers Over £135,000

- Semi Detached Property Requiring Extensive Modernisation
- Lounge with Archway to Dining Room
- Three Bedrooms and Bathroom Suite on the First Floor
- Single Glazed Windows and No Heating System
- Extensive Gardens with Lawn on a Corner Site
- Excellent Location Close to

****PLEASE NOTE** We are only accepting cash offers for this property due to it requiring extensive modernisation throughout.

A great opportunity for an investor/developer to purchase a property requiring a complete renovation at a very competitive price and offering huge potential sitting on a corner site in a much sought after residential location with

Accommodation Comprises

Entrance Hall

Lounge

12'9 x 10'4 (3.89m x 3.15m)

Archway to dining room.

Dining Room

11'6 x 10'4 (3.51m x 3.15m)

Kitchen

15'3 x 5'3 (4.65m x 1.60m)

Range of high and low level units,
inset single drainer stainless steel
sink unit, space for cooker, plumbed
for washing machine, part tiled
walls.

First Floor**Landing****Bedroom 1**

12'9 x 10'0 (3.89m x 3.05m)

Wood laminate flooring.

Bedroom 2

10'4 x 9'8 (3.15m x 2.95m)

Bedroom 3

7'1 x 5'9 (2.16m x 1.75m)

Bathroom

White suite comprising panelled bath with mixer tap and telephone electric shower, pedestal wash hand basin, low flush WC. Part tiled walls.

Energy Performance Graphs

