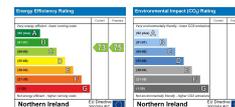




24 Forthriver Road  
Belfast, BT13 3SH

Offers in excess of  
£90,000



# 24 Forthriver Road

, Belfast, BT13 3SH

Offers in excess of £90,000



A well presented and keenly priced apartment in an area of high demand which is sure to appeal to investors and first time buyers in particular.

Internally the dwelling comprises entrance hallway, open plan reception, fitted kitchen/dining area, classic white bathroom suite and one double bedroom. Outside there is an enclosed courtyard to the front.

The property further benefits from gas fired central heating and uPVC double glazing.

24 Forthriver Road is ideally situated close to many leading shops and amenities including Ballygomartain Tesco and Woodvale Park. Transport links in to Belfast are second to none with the closest bus stop located just seconds from the front door!!

Contact Rea Estates NOW for further details or to arrange an appointment to view.

NB: Tenant in situ currently paying £600PCM (Property can also be sold with vacant possession)

## ADDITIONAL INFORMATION

Management Charge: £29.72 per quarter  
Rates: £570 per year

## Ground Floor

### Entrance Hall

PVC front door with smoked glass inset, enclosed storage cupboard housing gas boiler, tiled flooring, double panelled radiator

### Kitchen/Dining/Living Room 17'7" x 19'5" (5.37m x 5.94m)

Modern fitted kitchen with both high and low level units and contrasting worktops, stainless steel bowl and a half sink and drainer with mixer taps integrated oven and hob with extractor hood, plumbed for a washing machine, wood laminate flooring, 2 double panelled radiators, ample dining space

### Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basin and panelled bath with shower attachment overhead, tiled flooring, recessed lighting, double panelled radiator

### Bedroom 15'0" x 14'2" (4.58m x 4.34m)

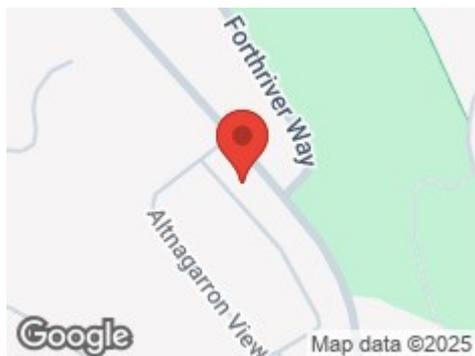
Double panelled radiator

### Outside

Metal privacy fence and entrance gate, paved forecourt



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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