



KARL  
BENNETT  
& CO

73 Larkfield Road, Belfast

Offers in the region of £99,950



- Mid terrace red brick
- Lounge open plan to dining area
- Extended kitchen
- Three Bedrooms
- Bathroom
- Requires modernisation
- Oil Fired central heating
- Upvc double glazed windows
- Popular residential location
- Early viewing comes highly recommended



3



1



1



D



Upvc front door

Entrance hall

Part panelled walls.

Lounge 19'11" x 9'06"

Feature fireplace with tiled inset and hearth. Electric fire.

Kitchen 17'10" x 7'10"

Range of high and low level units, stainless steel 1.5 bowl sink with chrome mixer tap. Built in electric oven and four ring hob with extractor fan. Part tiled walls, part wood panelled walls. Vinyl flooring. Wood panelled ceiling. Upvc door to back garden.

Upstairs landing

Storage cupboard and access to roof space.

Bedroom 1 9'09" x 8'11"

Bedroom 2 9'10" x 8'11"

Bedroom 3 6'02" x 5'08"

Hot press cupboard.

Bathroom 5'07" x 4'10"

Three piece white shite comprising low flush wc, pedestal wash hand basin with chrome taps and panel bath with chrome taps. Fully tiled walls, wood panelled ceiling and vinyl flooring

Outside

Enclosed rear garden

#### DISCLAIMER

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 the employment of Karl Bennett & Company has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-81) B			
(69-80) C			
(55-68) D		60	69
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	