

RODGERS & FINNEY

Estate agents and letting specialists

**15 Alford Park
Belfast
BT5 7FW**



**FOR SALE
£74,950**

- Well presented mid terrace property
- Bright and spacious lounge
- Large kitchen open plan to dining area
- Utility Area
- Three well proportioned bedrooms
- Bathroom with a three piece white suite
- Oil fired central heating
- uPVC double glazed windows
- Convenient location for commuting into Belfast
- Ideal for the first time buyer or investor alike



THE PROPERTY COMPRISES:

uPVC front door

ENTRANCE HALL:

Under stairs storage

LOUNGE: 13' 11" x 11' 11" (4.24m x 3.63m)
Laminated wooden floor, tiled hearth

KITCHEN WITH BREAKFAST AREA : 14' 4" x 12' 2" (4.37m x 3.71m)

At widest points, Single drainer stainless steel sink unit with chrome taps, excellent range of high and low level units laminated work surfaces, space for a cooker, plumbed for washing machine, plumbed for dishwasher. Partly tiled walls. UTILITY ROOM:
Space for fridge freezer and tumble drier.

BEDROOM (1): 14' 1" x 11' 8" (4.29m x 3.56m)
Laminated wooden floor, built in storage

BEDROOM (2): 14' 0" x 8' 10" (4.27m x 2.69m)

BEDROOM (3): 9' 5" x 9' 0" (2.87m x 2.74m)
Built in storage

BATHROOM:

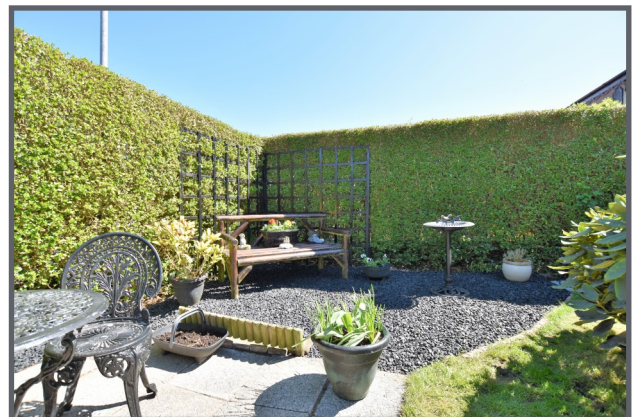
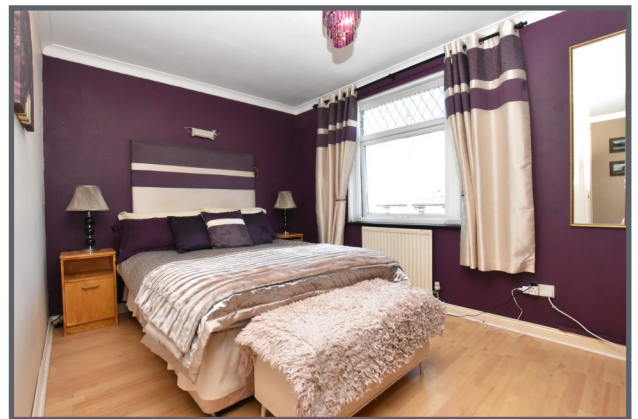
White suite comprising panelled bath with chrome taps, electric shower unit with shower screen, low flush WC, pedestal wash hand basin with chrome mixer taps, extractor fan

LANDING:

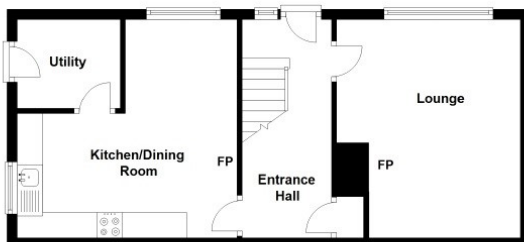
Hot press and storage above

OUTSIDE:

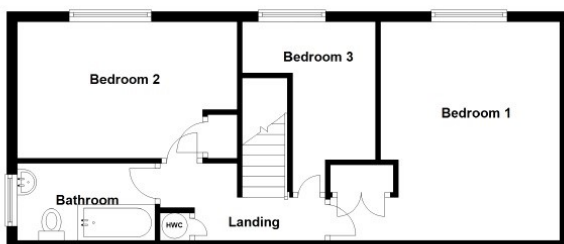
Enclosed front garden laid in lawns and shrubs with patio area, outside storage with uPVC oil tank and oil fired boiler



Ground Floor
Approx. 42.2 sq. metres (454.5 sq. feet)



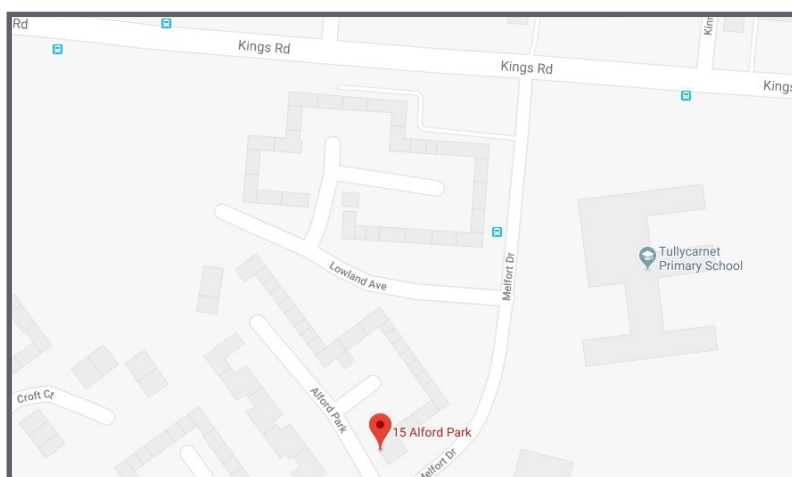
First Floor
Approx. 45.6 sq. metres (490.4 sq. feet)



Total area: approx. 87.8 sq. metres (944.9 sq. feet)

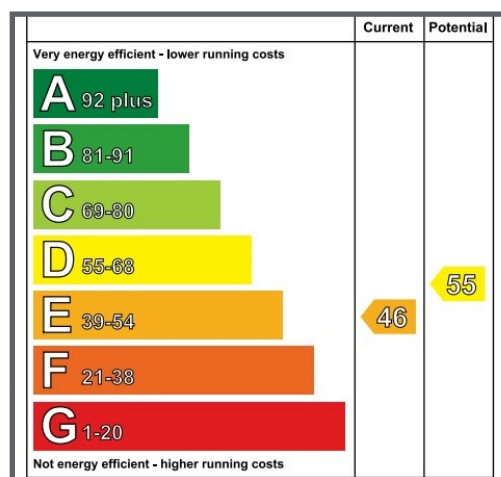
LOCATION

Driving along the Kings Road country bound, turn right into Melfort Drive and Alford Park is on the right hand side.



EFFICIENCY RATING (EPC)

Current E46 Potential D55



RATES

The rates assessment for the year 2017/2018 is £533.56 per annum (Calculated by LPS NI)

VIEWING

By appointment with Rodgers & Finney only.

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