



17 Carlisle Road , Belfast, BT15 2PT

Asking Price £85,000

Excellent Starter Home or Investment Opportunity Within This Ever Popular Residential Location.

This extended town terrace offering adaptable accommodation comprising 2 bedrooms, lounge with upvc double glazed patio doors to rear, fitted kitchen and bathroom in white suite with separate wc. The dwelling further benefits from furnished cloakroom with low flush wc, gas central heating, upvc double glazed windows and the most convenient location with the City Centre a short distance away and has the added advantage of a south facing rear garden making this the perfect starter home or investment opportunity.

Internal inspection highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		67	69
EU Directive 2002/91/EC			

17 Carlisle Road

, Belfast, BT15 2PT



- Extended Town Terrace
- Fitted Kitchen
- Upvc Double Glazed Windows
- Ever Popular Residential Location
- 2 Bedrooms
- White Bathroom Suite With Separate Wc
- Gas Central Heating
- Lounge With Patio Doors To Rear.
- Furnished Cloakroom
- Low Outgoings

Entrance Hall

Upvc double glazed entrance door, concealed gas boiler, ceramic tiled floor, double panelled radiator.

Lounge

19'10" x 11'2" (6.05 x 3.41)
Attractive fireplace, wood laminate floor, double panelled radiators, upvc patio doors to rear.

Kitchen

13'1" x 8'4" (3.99 x 2.56)
Single drainer stainless steel sink unit, high and low level units, formica worktops, cooker space, fridge/freezer space, plumbed for

washing machine, partly tiled walls, ceramic tiled floor, recessed lighting.

Rear Lobby

Upvc door to rear.

Furnished Cloakroom

Pedestal wash hand basin, low flush wc, partly tiled walls, extractor fan, panelled radiator.

First Floor

Landing.

Bathroom

Classic white bathroom suite comprising disability access shower, electric shower, wash

hand basin, fully tiled walls, extractor fan, recessed lighting.

Separate WC

Matching low flush wc.

Bedroom

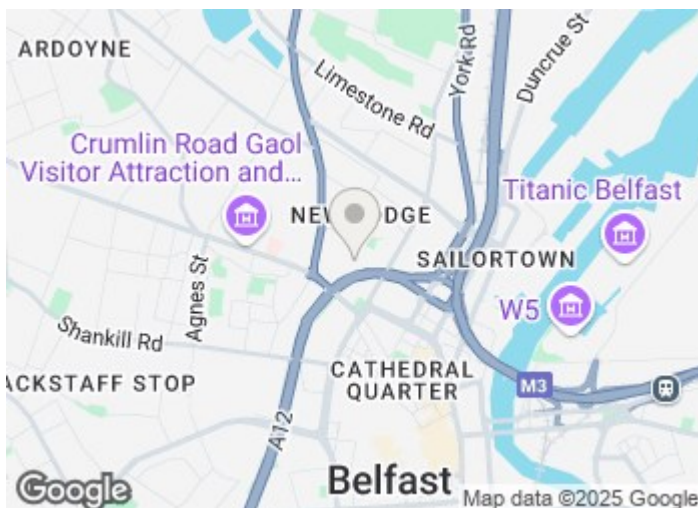
13'1" x 9'10" (4.01 x 3.02)
Built-in storage, panelled radiator.

Bedroom

12'10" x 8'9" (3.92 x 2.69)
Built-in robes and storage, access to roofspace, panelled radiator.

Outside

Private hard landscaped rear garden in stone chippings, outbuilding, outside light.

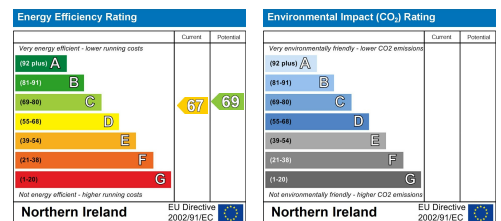


Directions



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



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000



John McLarnon trading under licence as Ulster Property Sales (Cavehill)
 @Ulster Property Sales is a Registered Trademark