



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



17 Carlisle Road , Belfast, BT15 2PT

Asking Price £85,000

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

Public Notice 17 Carlisle Road, Belfast, BT15 2PT. We are acting in the sale of the above property and have received an offer of £101,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating D. 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		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		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

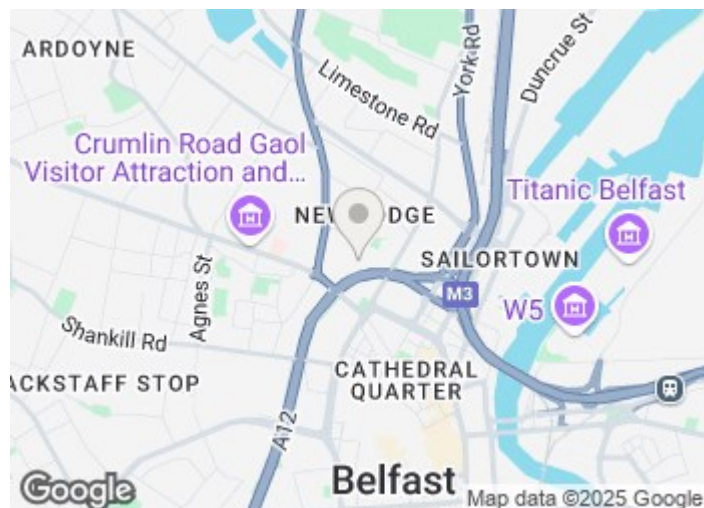
13'1" x 9'10" (4.01 x 3.02)
Built-in storage, panelled radiator.

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

