



24 Erinvale Park, Belfast, BT10 0FR

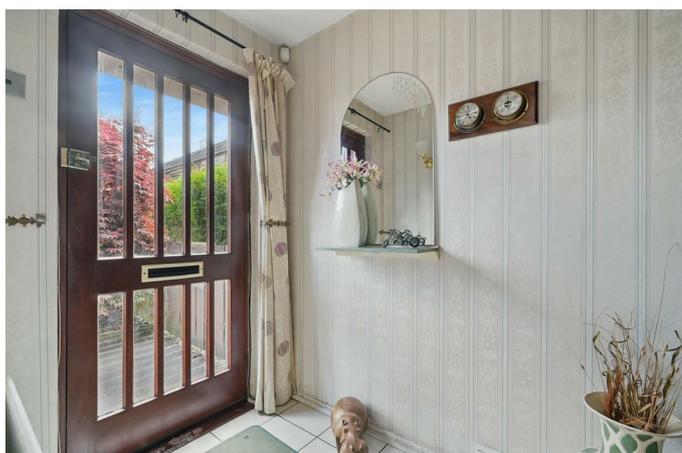
Price Guide £175,000

Located in the popular Erinvale development just off Finaghy Road South, we are pleased to offer for sale this terraced home which offers excellent family accommodation. Internally there are three good sized bedrooms, one spacious reception, kitchen with dining area and bathroom suite. Outside there is an enclosed garden to rear in lawn and driveway to front providing off street parking. Oil fired central heating and partial double glazed windows are in place. Likely to appeal to a range of purchasers including families and first time buyers, viewing is recommended.

- Well Presented Terraced Home
- Kitchen Open Plan Dining
- Converted Roof Space
- Enclosed Rear Garden / Driveway To Front
- Three Good Sized Bedrooms
- First Floor Bathroom Suite
- Oil Fired Central Heating / Partial Glazing
- Close To Leading Schools & Excellent Transport Links

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	30	
(1-20)	G		63
Not energy efficient - higher running costs			
Northern Ireland			
EU Directive 2002/91/EC			

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR
ENTRANCE**



Glazed panelled hard wood front door. Tiled floor.

LIVING ROOM 12'5" x 11'1" (3.8 x 3.4)



Tiled fireplace with electric fire. Storage under stairs.

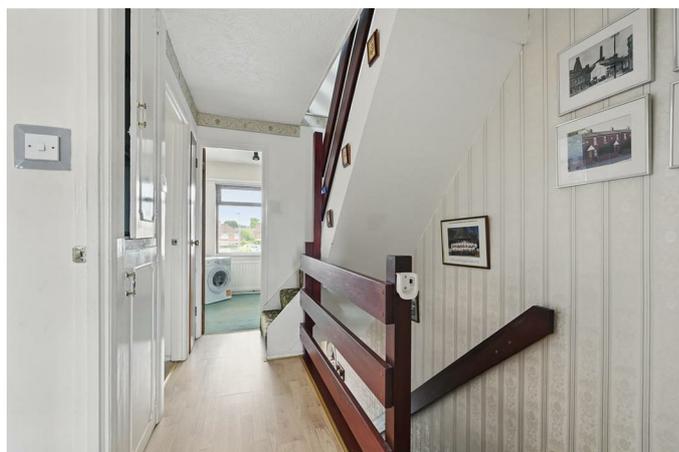
KITCHEN / DINING 15'8" x 11'1" (4.8 x 3.4)



High and low level units, plumbed for dishwasher & washing machine, integrated oven, 4 ring hob, tiled floor.



ON THE FIRST FLOOR



BEDROOM ONE 11'1" x 9'10" (3.4 x 3.0)



BEDROOM TWO 11'5" x 11'1" (3.5 x 3.4)



CONVERTED ROOF SPACE



Storage into eaves. Velux window.

BEDROOM THREE 6'10" x 6'6" (2.1 x 2.0)



OUTSIDE



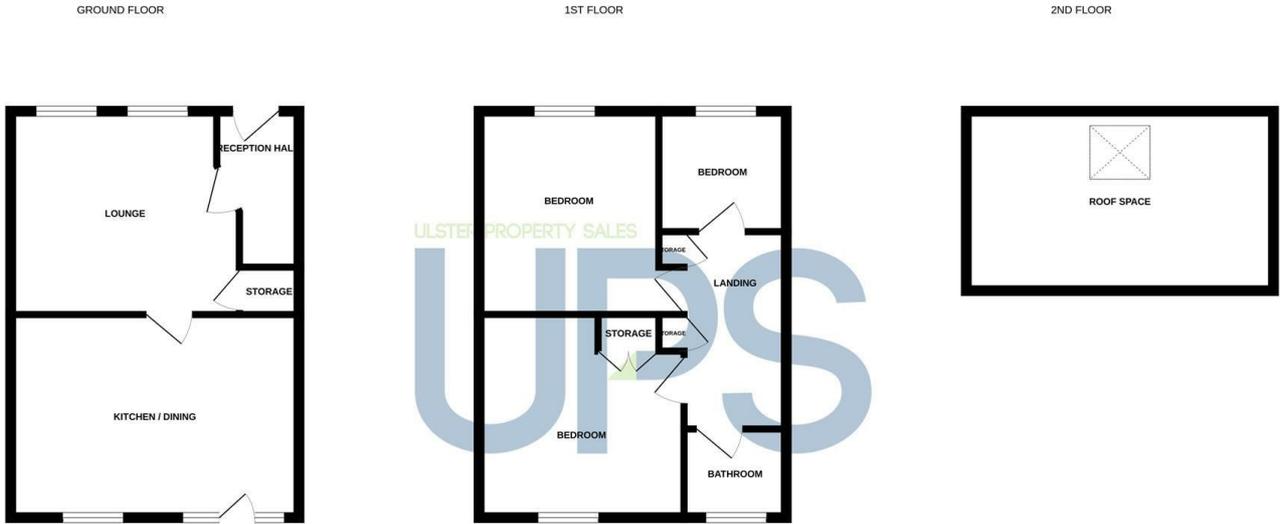
Enclosed rear garden in lawn with paved patio area. Driveway to front.

BATHROOM



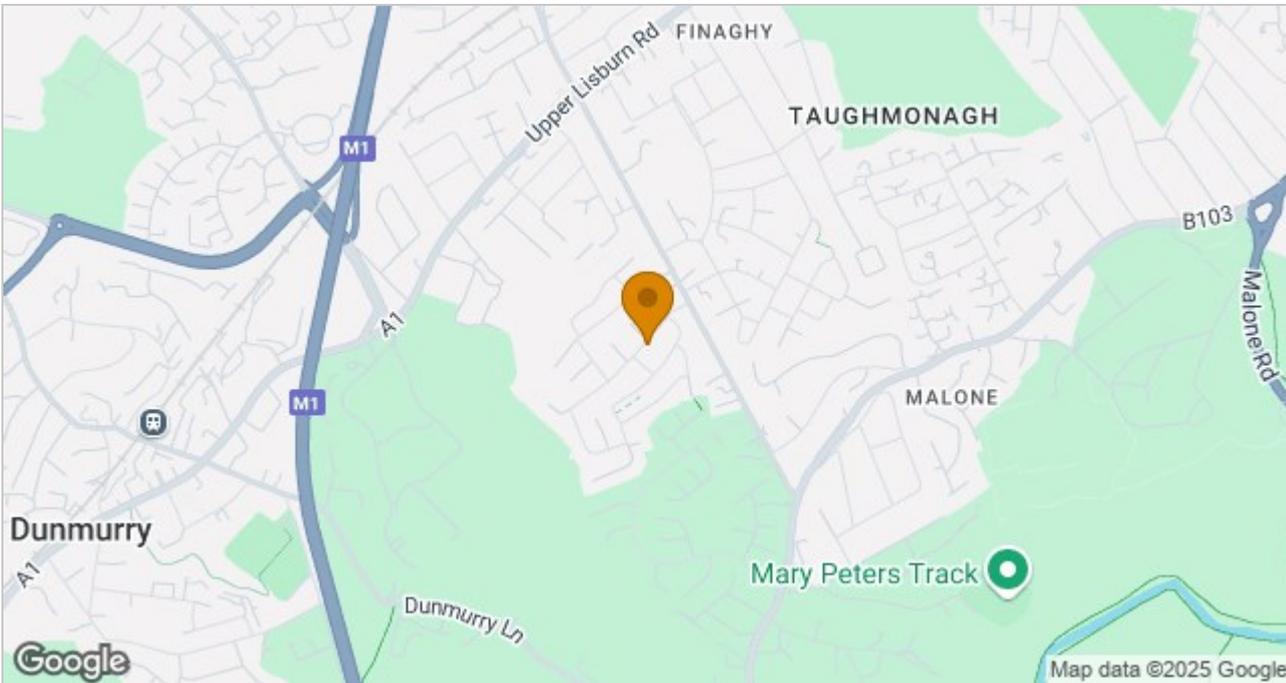
Panel bath with shower over, pedestal wash hand basin, low flush W.C, tiled walls & floor.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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.

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