



Hampton ESTATES

028 9064 2888
www.hamptonestates.co.uk

70 Fernwood Street
Belfast, BT7 3BQ

Offers Around
£107,500



- * Perfect For First Time Buyers And Buy To Let
- * Mid Terraced House
- * Oil Fired Central Heating
- * Two Bed And Study / Children's Bedroom
- * Double Glazing
- * Range Of Local Amenities
- * Spacious Through Lounge

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	48
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		



Description

First time buyers! Buy To Let Investors! We are pleased to offer for sale this well located mid terrace house off the Ormeau Road. With a range of excellent local shops, schools, cafes and sporting facilities all within easy reach this area remains one of Belfasts most sought after locations. The property comprises a spacious through lounge, a modern white fitted kitchen, 2 double bedrooms and a single bedroom, white bathroom suite with shower cubicle and oil fired central heating.

Ground Floor

ENTRANCE HALL:

Laminate wooden floor and storage under the stairs.

LIVING ROOM:

6.96m x 3.m (22' 10" x 9' 10")

Laminate wooden floor, double glazed bay window to the front, double glazed window to the rear and a fireplace with an open fire.

KITCHEN:

5.74m x 2.21m (18' 10" x 7' 3")

(At widest point). Laminate wooden floor, double glazed window and door to rear, cream country style kitchen with wooden effect worktops, single drainer sink unit with mixer taps, plumbed and space for washing machine, integrated oven, hob and extractor hood, space for fridge freezer and part tiled walls.

First Floor

SHOWER ROOM:

1.78m x 1.5m (5' 10" x 4' 11")

) Tiled floor, double glazed window to the rear, white suite comprising shower cubicle with electric shower, low flush SC, pedestal



wash hand basin and tiled walls.

BEDROOM (1):

3.2m x 2.54m (10' 6" x 8' 4")

Double glazed window to the front and built in wardrobe.

BEDROOM (2):

3.07m x 2.57m (10' 1" x 8' 5")

Double glazed window to the rear and built in wardrobe.

BEDROOM (3):

1.68m x 1.57m (5' 6" x 5' 2")

Double glazed window to the front.



Outside

Rear yard.





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Note: These particulars are given on the understanding that they will not be constructed as part of a contract, conveyance or lease, whilst every care in compiling the information, we can give no guarantee as to the accuracy thereof and enquiries are recommended to satisfy themselves regarding the particulars.