



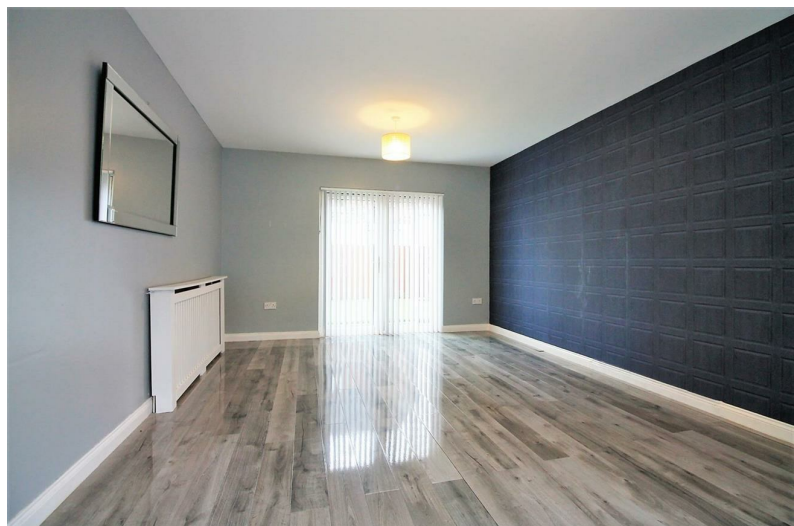
16 Arosa Parade, Belfast, BT15 3JF

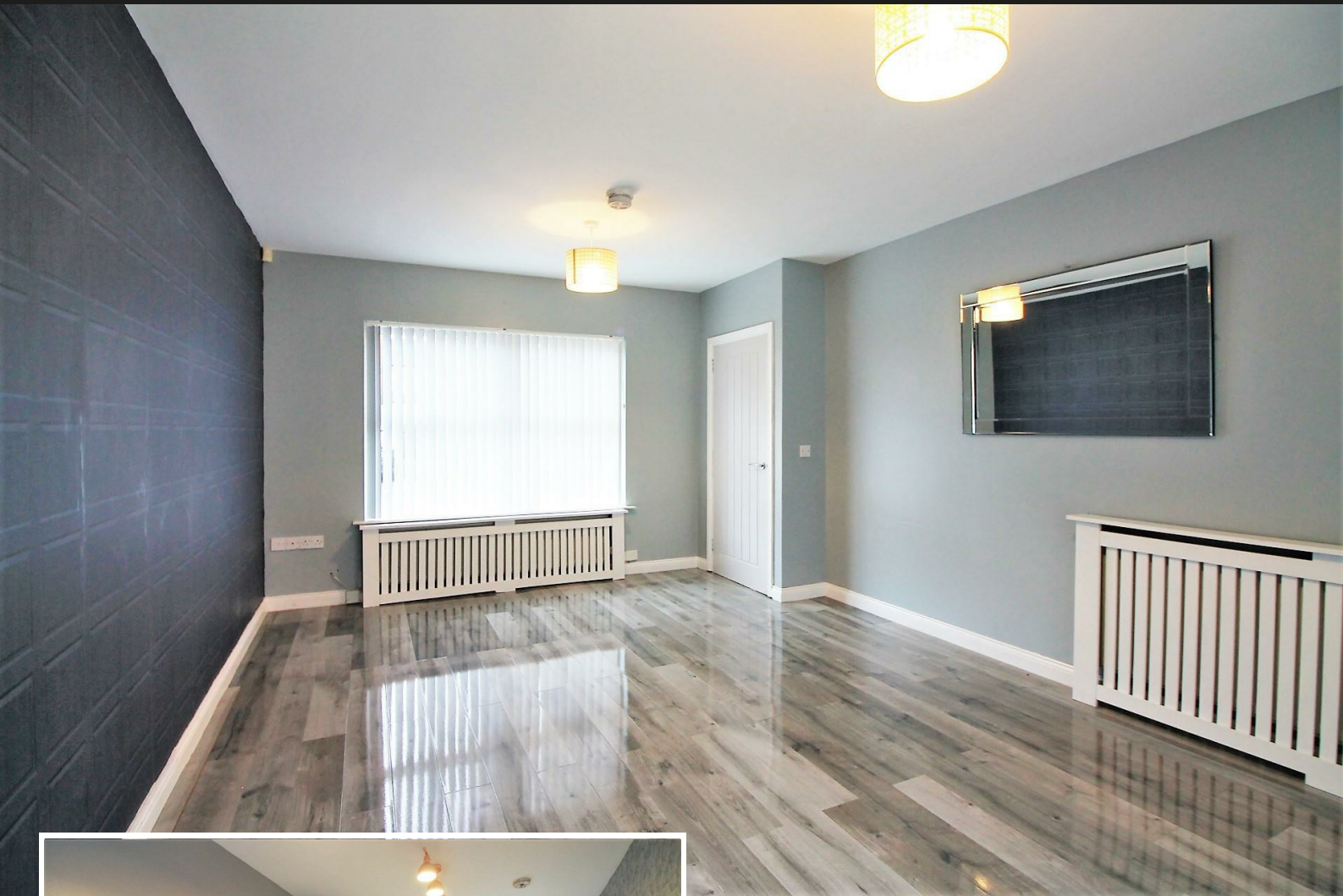
- Mid Town House
- Lounge; French Doors To Rear Garden
- Bathroom With Three Piece Suite
- Furnished Cloakroom
- Convenient Location

- Three Bedrooms; Principal Bedroom With En Suite
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Ideal First Time Buy / Buy To Let Investment Alike

Offers Over **£124,950**

EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor.

LOUNGE widest points

PVC double glazed French doors to rear garden. Wood laminate floor covering.

KITCHEN THROUGH DINING ROOM widest points

Modern fitted kitchen with range of high and low level storage units and contrasting granite effect melamine work surface. Stainless steel extractor hood over. Integrated oven. Plumbed for automatic washing machine. Splash back tiling to walls. Wood laminate floor covering. Hardwood double glazed door to rear garden.



FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC. Splash back tiling to sink.

FIRST FLOOR

LANDING

Access to twin stores (one with gas fired central heating boiler) and roof space. Wood laminate floor covering.

PRINCIPAL BEDROOM 11'9" x 9'6"

Wood laminate floor covering.

EN SUITE SHOWER ROOM

Tiled shower enclosure. Electric shower. Plumbed for wash hand basin. Part tiling to walls. Tiled floor.

BEDROOM 2 widest points

Wall to wall fitted wardrobes in glass and mirror panelled sliding doors. Wood laminate floor covering.

BEDROOM 3 9'0" x 7'10"

Wood laminate floor covering.

BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Splash back tiling to walls. Tiled floor.

EXTERNAL

Fully enclosed rear garden finished mainly in artificial grass. Enclosed dog run. Outside tap. External lighting.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





Well presented, three bedroom, mid town house property with fully enclosed rear garden, conveniently located within the popular Arosa Parade, situated off York Road, North Belfast. The property comprises entrance hall, lounge with PVC double glazed French doors to rear garden, kitchen through dining room with modern fitted kitchen, furnished cloakroom, three well proportioned first floor bedrooms, to include principal bedroom with en suite shower room, and bathroom with white three piece suite. Externally the property enjoys fully enclosed rear garden finished mainly in artificial grass and enclosed dog run. Other attributes include gas fired central heating, PVC double glazing and convenient location. Ideal first time buy / buy to let investment alike. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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