



65 Greer Park Heights, Newtownbreda Road, Belfast, BT8 7YG

Asking Price £159,950

Greer Park is a popular and convenient setting, located just off the Newtownbreda Road and is close to many leading schools, arterial routes, playing fields, parks, Tesco superstore & Forestside Shopping centre.

Located in a quiet cul-de-sac, the accommodation comprises of a sunken lounge, open plan kitchen / dining room, two good size bedrooms, fully fitted bathroom suite and enclosed rear garden with patio area. In addition to this the property benefits from gas fired central heating, double glazing and off street parking to the front of the property. This property is chain free and would make a perfect first time buy and/or investment. With demand high we don't anticipate this one sitting around for long so be sure to book your appointment soon!

- Mid townhouse in a cul de sac setting
- Lounge
- Bathroom with white suite
- Double glazed windows
- Parking to the front
- Two bedrooms
- Kitchen / dining area
- Gas fired central heating
- Garden to the rear
- Chain free onward sale

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C	75	75
(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

The accommodation comprises

Hardwood front door leading to the entrance porch.

Entrance porch

Laminate flooring. Inner door to the lounge.

Lounge 13'5 x 13'3 (4.09m x 4.04m)



Kitchen / dining area 13'1 x 12'0 (3.99m x 3.66m)



Range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, cooker and fridge / freezer space, under stairs storage, Gas boiler. Access to the rear gardens.

1st floor

Landing, access to the roof space.

Bedroom 1 12'8 x 9'6 (3.86m x 2.90m)



Built in robe.

Bedroom 2 11'5 x 8'2 (3.48m x 2.49m)



Bathroom



Outside

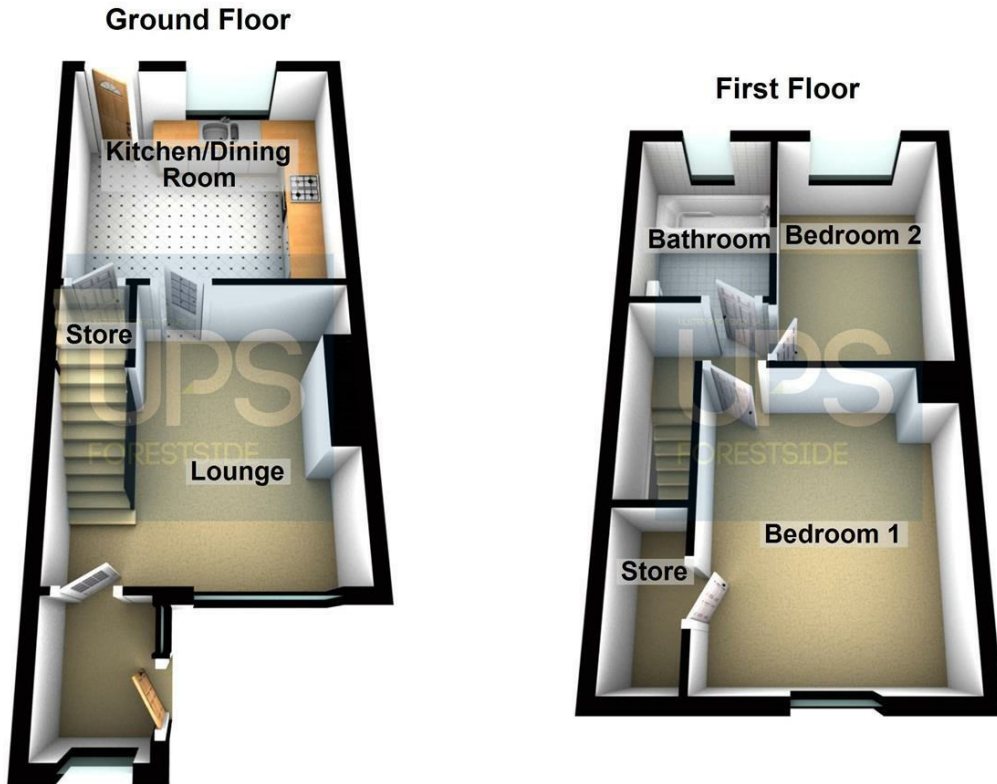


Off street parking to the front.

Rear gardens

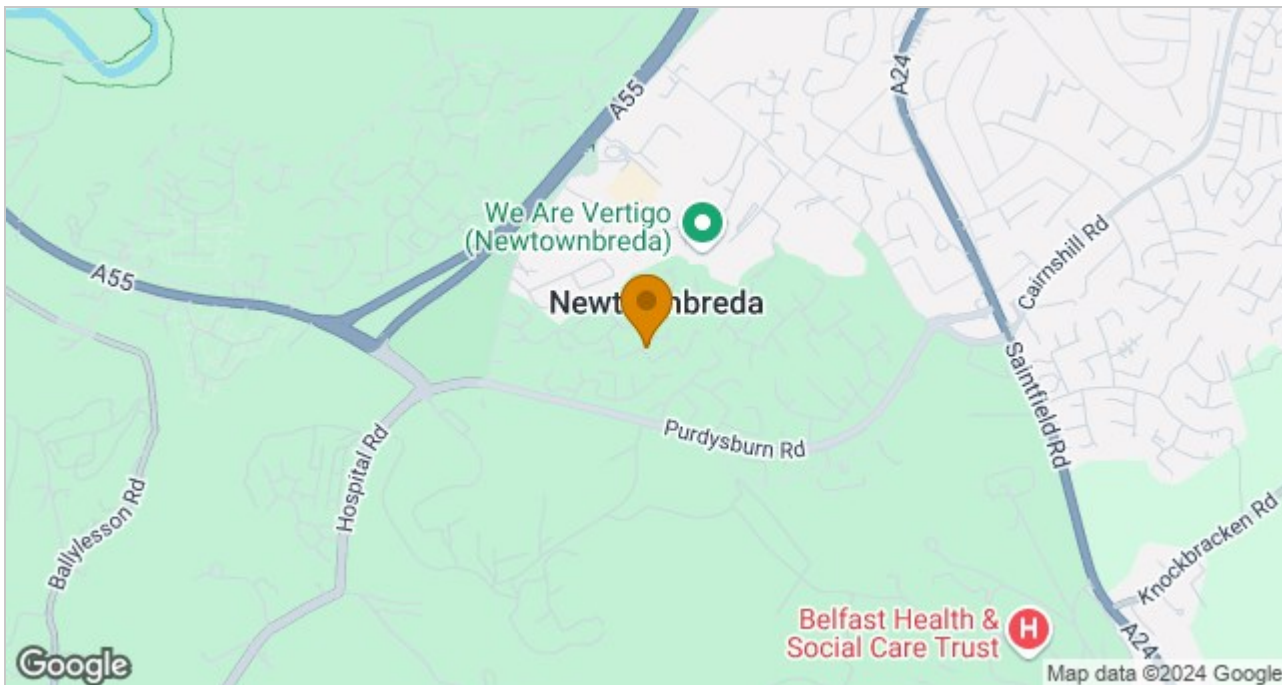
Garden to the rear laid in lawn with additional flagged area.

Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

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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