



NICHOLAS  
RESIDENTIAL



**8 Abetta Parade**  
**Belfast BT5 5EH**  
**Asking price £92,500**

Welcome to 8 Abetta Parade!

A chain free mid terrace property that requires some updating throughout set in the highly popular location close to Bloomfield & Ballyhackamore set only 1 minutes walk from the Connswater Greenway.

This property will be interest to investors & first time buyers alike and we recommend internal inspection to avoid disappointment.

Accommodation in brief; hall, living room, kitchen, 2 double bedrooms, 1 small single/study, bathroom.

- Mid terrace property
- One reception room
- Three bedrooms, two doubles and one single/study room
- Fitted kitchen
- Three piece bathroom suite
- Gas fired central heating
- PVC double glazed windows & doors
- Forecourt front garden area & rear yard
- Close to shops, amenities & bus route
- Would benefit from updating throughout

**Viewing**

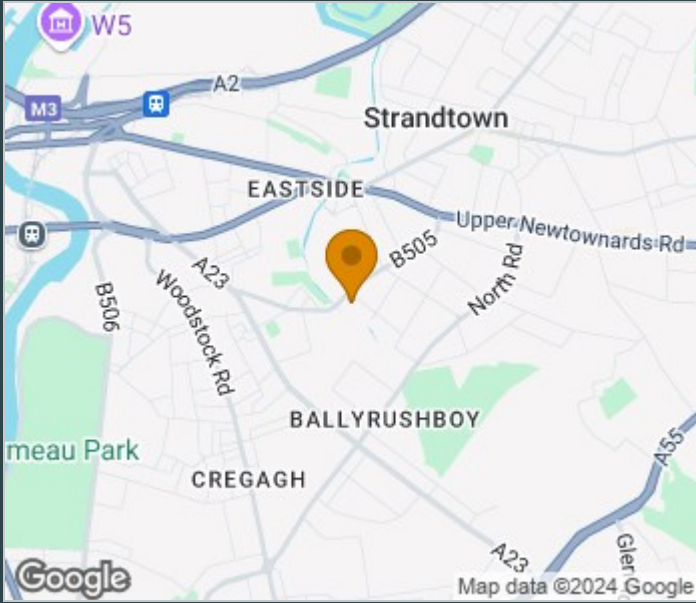
Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.





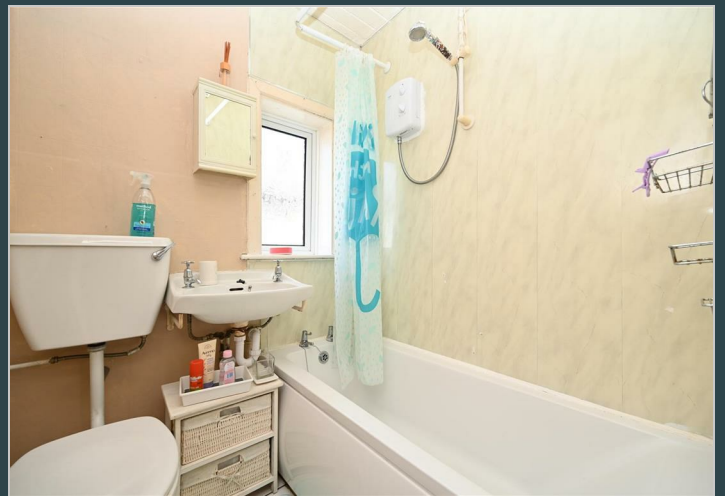
## Area Map

## Energy Efficiency Graph



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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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