



## 6 Hunter Park, Belfast, BT12 5NG

Asking Price £90,000

### Public Notice

6 Hunter Park, Belfast, BT12 5NG

We are acting in the sale of the above property and have received an offer of £105,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating D60.

This mid-terrace property is conveniently located just off Donegall Road in South Belfast, within easy walking distance to Belfast City Centre, transport links and many shops. A good opportunity for the first time buyer looking to get onto the property market, or investor wishing to add to their portfolio. The property comprises spacious lounge, kitchen open plan to dining, two double bedrooms and first floor bathroom suite. Further benefits include gas heating and double glazed windows. Early viewing is advised.

- Excellent Mid Terrace Property
- Kitchen With Dining Area
- First Floor Bathroom Suite
- Timber Framed Double Glazed Windows
- Ideal For A First Time Buy / Investment
- Comfortable Lounge
- Two Double Bedrooms
- Gas Heating
- Enclosed Patio Area
- Convenient Location

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	70
(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  
ON THE GROUND FLOOR**

**ENTRANCE**

Wooden front door with glass panels.

**PORCH 2'11" x 2'7" (0.9 x 0.8)**

**LOUNGE 14'1" x 9'2" (4.3 x 2.8)**

Fireplace with wood surround and vinyl wood effect floor.

**KITCHEN / DINING AREA 14'1" x 9'10" (4.3 x 3.0)**

Excellent range of high and low level units, plumbed for washing machine, stainless steel sink unit with mixer tap, fully tiled walls, vinyl wood effect floor. Built in storage.

**ON THE FIRST FLOOR**

**BEDROOM ONE 14'1" x 9'2" (4.3 x 2.8)**



Built in storage.

**BEDROOM TWO 9'10" x 6'10" (3.0 x 2.1)**



Vinyl floor.

**BATHROOM 7'2" x 6'6" (2.2 x 2.0)**

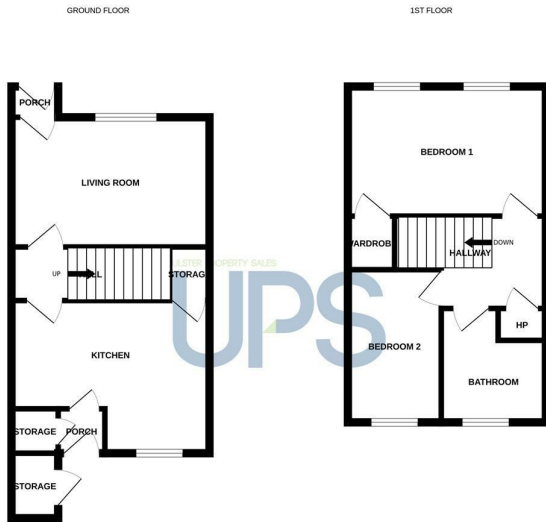
White suite comprising low flush W.C, wash hand basin, panel bath, and part tiled walls and vinyl floor.

**OUTSIDE**



Paved front with large enclosed patio to rear.

## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, ceilings, walls and any other areas are approximate and do not constitute a contract. It is for your information only and should not be used as a basis for any purchase. The floorplan is not intended to be used as a guide to the location of the property. Measurements are to the best of our knowledge and are not guaranteed.

## 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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