



107 Fortwilliam Parade , Belfast, BT15 3LU

Offers Around £109,950

Extensively Refurbished Period End Of Town Terrace Benefiting From A Double Extension Set Within This Increasingly Popular Location

A most attractive period red brick end of terrace which has benefited from a double storey extension and complete refurbishment works. The modernised interior comprises 2 bedrooms, through lounge, extended fitted kitchen and extended bathroom in white suite with electric shower. The dwelling further benefits from gas fired central heating. Upvc double glazed windows and exterior doors and has been to an excellent standard over the years. Conveniently positioned to the many local amenities and with little or no maintenance worries with the city a short distance away makes this the perfect starter home or investment opportunity.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	41	55
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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, Belfast, BT15 3LU



- Double Extended End Of Terrace
- Utility Room
- Modern White Bathroom
- 3 Bedrooms, Through Lounge
- Gas Central Heating
- Increasingly Popular Location
- Extended Kitchen
- Upvc Double Glazed Windows
- Close To The City

Entrance Hall

Upvc double glazed entrance door, panelled radiator, wood laminate floor.

Through Lounge

20'5" x 9'8" (6.23 x 2.97)

Wood laminate floor, double panelled radiator.

Dining Area, panelled radiator.

Extended Kitchen

13'2" x 8'10" (4.03 x 2.70)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, extractor fan,

fridge/freezer space, plumbed for washing machine, partly tiled walls, uPvc double glazed rear door.

Utility Room

8'8" x 5'10" (2.65 x 1.78)

Wall mounted gas boiler, range of low level units, formica worktop.

First Floor

Landing, storage cupboard.

Bathroom

Modern white suite comprising panelled bath, shower screen, electric shower, pedestal wash hand basin, low flush wc, pvc panelled walls and ceiling, panelled radiator.

Bedroom

11'5" x 10'7" (3.48 x 3.25)
Panelled radiator.

Bedroom

9'7" x 7'1" (2.94 x 2.18)
Panelled radiator.

Bedroom

12'5" x 8'9" (3.79 x 2.69)
Panelled radiator.

Outside

Forecourt enclosed rear yard with shed access to rear alleyway.



Directions



Floor Plan

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