

161 Brompton Park , Belfast, BT14 7LB

Offers Over £75,000

Period Town Terrace Situated Within This Most Popular Section Of The Ardoyne.

A fabulous opportunity to purchase a period town terrace holding a prime position within this most popular section of the Ardoyne. The interior comprises 2 bedrooms, lounge into bay, fitted kitchen and bathroom in white suite. The dwelling further offers Upvc double glazed windows, gas central heating and off street carparking. While requiring improvements this property offers obvious potential making this the ideal starter home or investment opportunity - Cash Offers Only.

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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		71	73
EU Directive 2002/91/EC			

161 Brompton Park

, Belfast, BT14 7LB



- Period Town Terrace
- Popular Location
- Requires Modernisation
- 2 Bedrooms Lounge Into Bay
- Kitchen
- Bathroom In White Suite
- Low Out Goings
- Gas Central Heating
- Cash Offers Only

Entrance Hall

Entrance door, panelled radiator.

Lounge into Bay

13'11" x 10'5" (4.26 x 3.20)

Tiled fireplace, panelled radiator, under stair storage.

Kitchen

13'5" x 8'0" (4.10 x 2.45)

Double drainer stainless steel sink unit, range of high and low level units, formica worktops, breakfast bar, free standing cooker space, fridge/freezer space, plumbed for washing

machine, partly tiled walls, panelled radiator.

First Floor

Landing

Bedroom

13'6" x 9'0" (4.14 x 2.76)

Wall mounted gas boiler, cast iron fireplace, panelled radiator.

Bedroom

10'2" x 7'3" (3.11 x 2.23)

Panelled radiator.

Bathroom

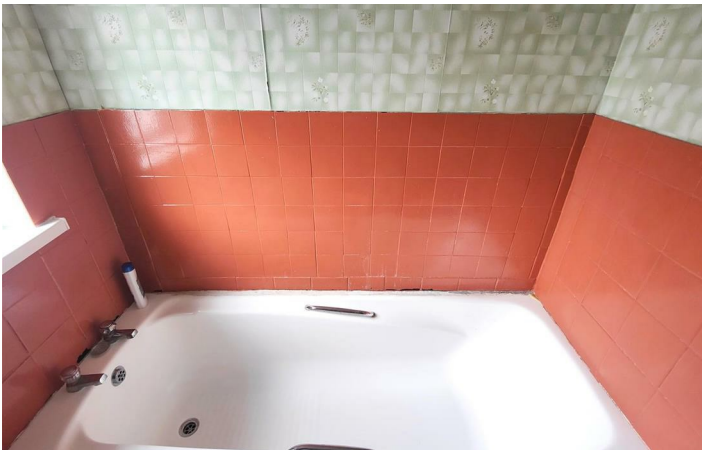
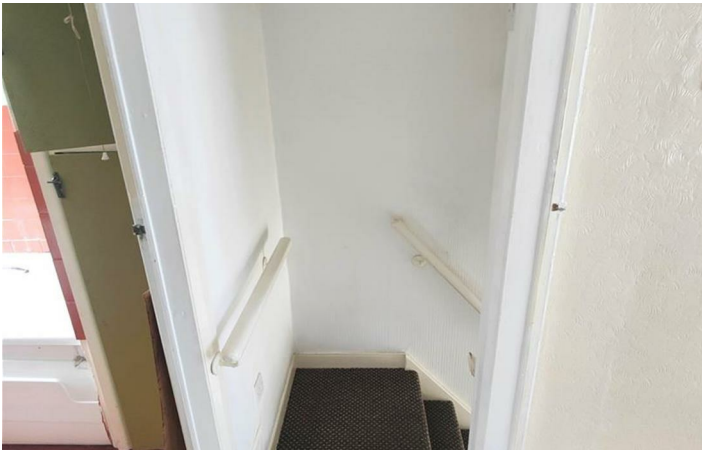
White suite comprising panelled bath, low flush wc, 1/2 tiled walls, panelled radiator.

Outside

Hard landscaped front garden with driveway, enclosed rear yard.



Directions



Floor Plan

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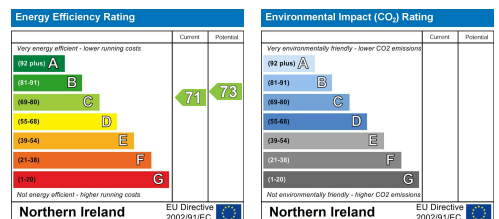
Ground Floor

First Floor

Total Area: 46.7 m² ... 502 ft²

All measurements are approximate and for display purposes only

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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