



## 7 Carlisle Parade , Belfast, BT15 2PS

**Offers Around £89,950**

Excellent Starter Home or Investment Opportunity

A town terrace offering adaptable accommodation comprising 3 bedrooms, lounge, kitchen and bathroom in white suite with separate wc. The dwelling further benefits from a most convenient location with the City Centre a short distance away and has the added advantage of a south facing rear garden. Oil fired central heating and low outgoings make this the perfect starter home or investment opportunity.

Internal inspection highly recommended.

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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		42	59
(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	

# 7 Carlisle Parade

, Belfast, BT15 2PS



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E

- Town House Close To The City
- Single Glazed Windows
- Bathroom In White Suite
- Close To Belfast New University
- 3 Bedrooms, Lounge
- Oil Fired Central Heating
- Rear Garden In Lawn
- Bedroom 1 To Ground Floor
- Fitted Kitchen
- Investment FTB Opportunity

## Entrance hall

Mahogany entrance door, ceramic tiled floor, panelled radiator.

## Lounge

16'3" x 11'4" (4.97 x 3.46)

Ceramic tiled floor, panelled radiator, under stair storage.

## Kitchen

13'5" x 8'8" (4.10 x 2.66)

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

for washing machine, partly tiled walls, ceramic tiled floor.

## Bedroom

14'11" x 8'5" (4.56 x 2.57)

Built-in robe, panelled radiator.

## First Floor

Landing, panelled radiator, airing cupboard.

## Bedroom

10'10" x 9'4" (3.32 x 2.87)

Panelled radiator.

## Bedroom

13'2" x 8'11" (4.02 x 2.72)

Built-in robe, panelled radiator.

## Bathroom

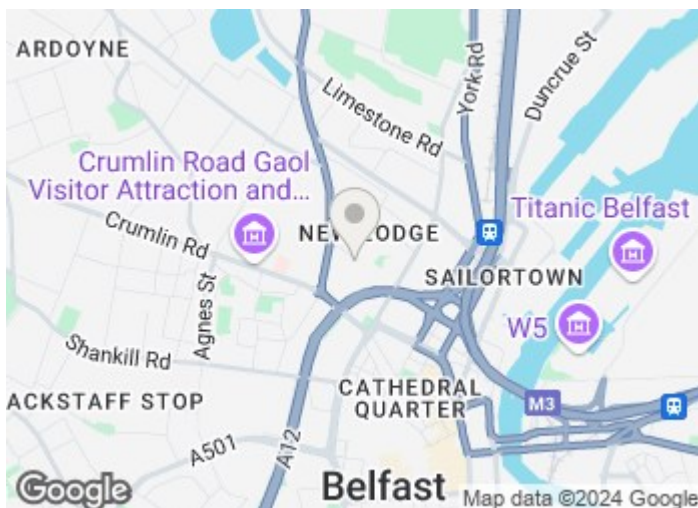
White suite comprising disabled shower, electric shower, vanity unit, Pvc panelled walls.

## Wc

Matching low flush wc

## Outside

Rear garden in lawn and patio. Store with oil boiler oil tank.



## Directions

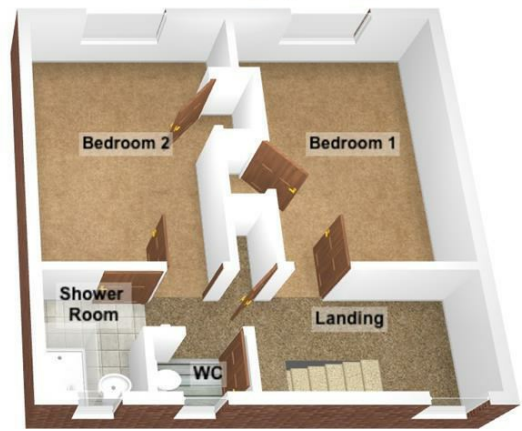


# Floor Plan

7 Carlisle Parade, BELFAST, BT15 2PS



Ground Floor

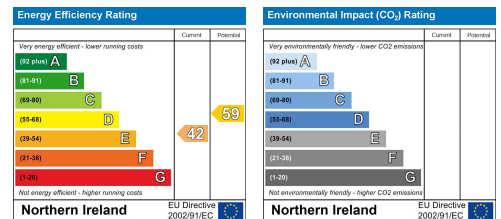


First Floor

Total Area: 78.1 m<sup>2</sup> ... 841 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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