



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



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) 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		
EU Directive 2002/91/EC		

Current rating: 42, Potential rating: 59

7 Carlisle Parade , Belfast, BT15 2PS



- 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

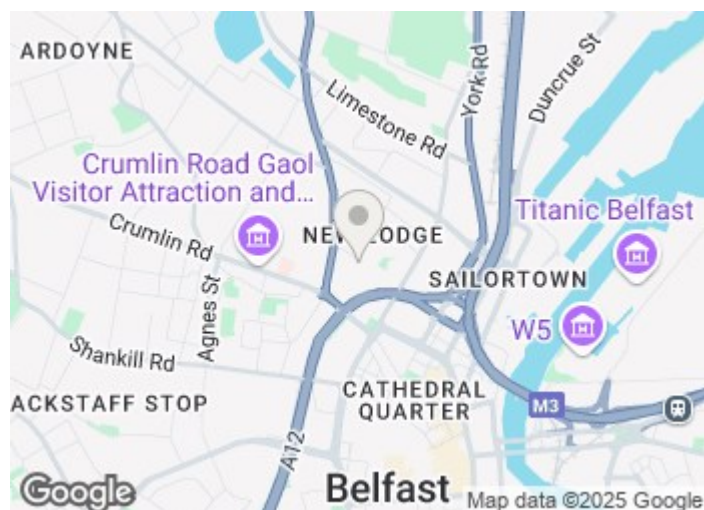
White suite comprising disabled shower, electric shower, vanity unit, Pvc panelled walls.

Wc

Matching low flush wc

Outside

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



Directions

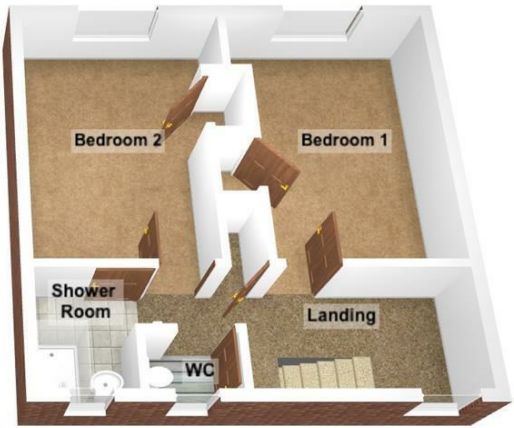


Floor Plan

7 Carlisle Parade, BELFAST, BT15 2PS



Ground Floor

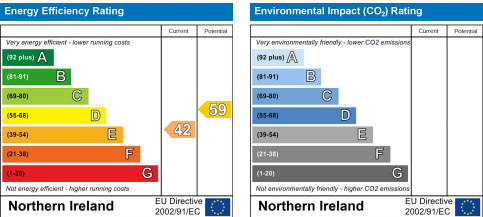


First Floor

Total Area: 78.1 m² ... 841 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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