



## 56 Frenchpark Street, Belfast, BT12 6HZ

**Price Guide £115,000**

Situated just off Tates Avenue, this mid terrace offers an excellent opportunity for first time buyers or even landlords to buy within this increasingly popular area. With the City and Royal Hospitals, the Lisburn Road and the City Centre all close by, there is no doubt that this area has much to offer, particularly for those just getting onto the property ladder. Holding comfortable accommodation of two good sized bedrooms, reception room, modern kitchen, study and ground floor bathroom, the property also benefits from gas fired central heating, PVC double glazed windows and a spacious enclosed paved yard to the rear. Early viewing comes highly recommended.

- Excellent Mid-Terrace Property
- Spacious Living Room
- Study
- Gas Central Heating
- Convenient Location
- Two Good Sized Bedrooms
- Modern Kitchen
- PVC Double Glazed Windows
- Ground Floor Bathroom Suite

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(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

## THE ACCOMODATION COMPRISES

### ON THE GROUND FLOOR

#### ENTRANCE

PVC Front door.

#### LIVING ROOM 14'5" x 11'5" (4.4 x 3.5)



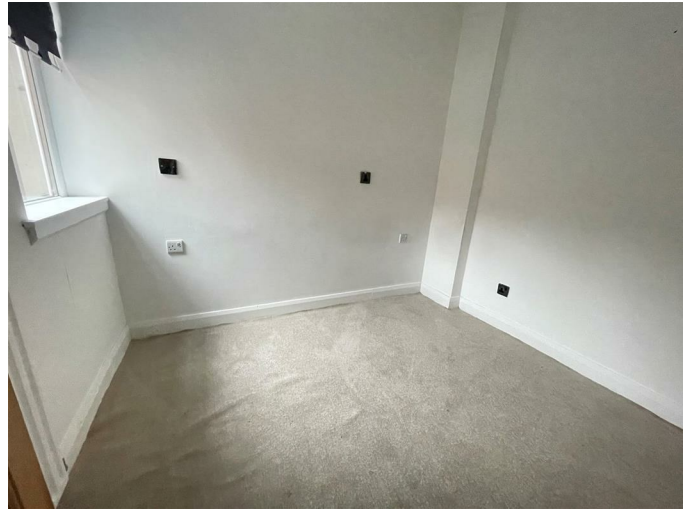
Wooden floor.

#### MODERN KITCHEN 8'2" x 7'6" (2.5 x 2.3)



Range of high and low level gloss units, formica worktops, four ring electric hob with electric oven and overhead extractor fan, stainless steel sink unit, plumbed for for washing machine and part tiled walls. Under stairs storage.

#### STUDY 8'2" x 6'2" (2.5 x 1.9)



#### BATHROOM



White suite comprising bath with shower over, wash hand basin with built in storage, low flush w.c, fully pvc cladded walls and tiled flooring.

#### ON THE FIRST FLOOR

Built in storage.

**BEDROOM ONE 14'5" x 10'2" (4.4 x 3.1)**



Built in storage.

**BEDROOM TWO 14'5" x 9'10" (4.4 x 3.0)**

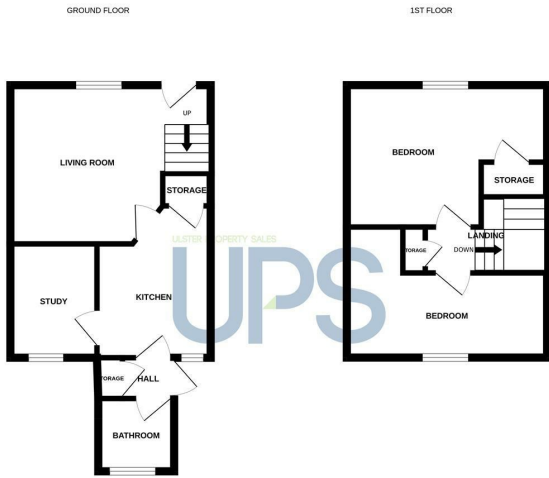


**OUTSIDE**



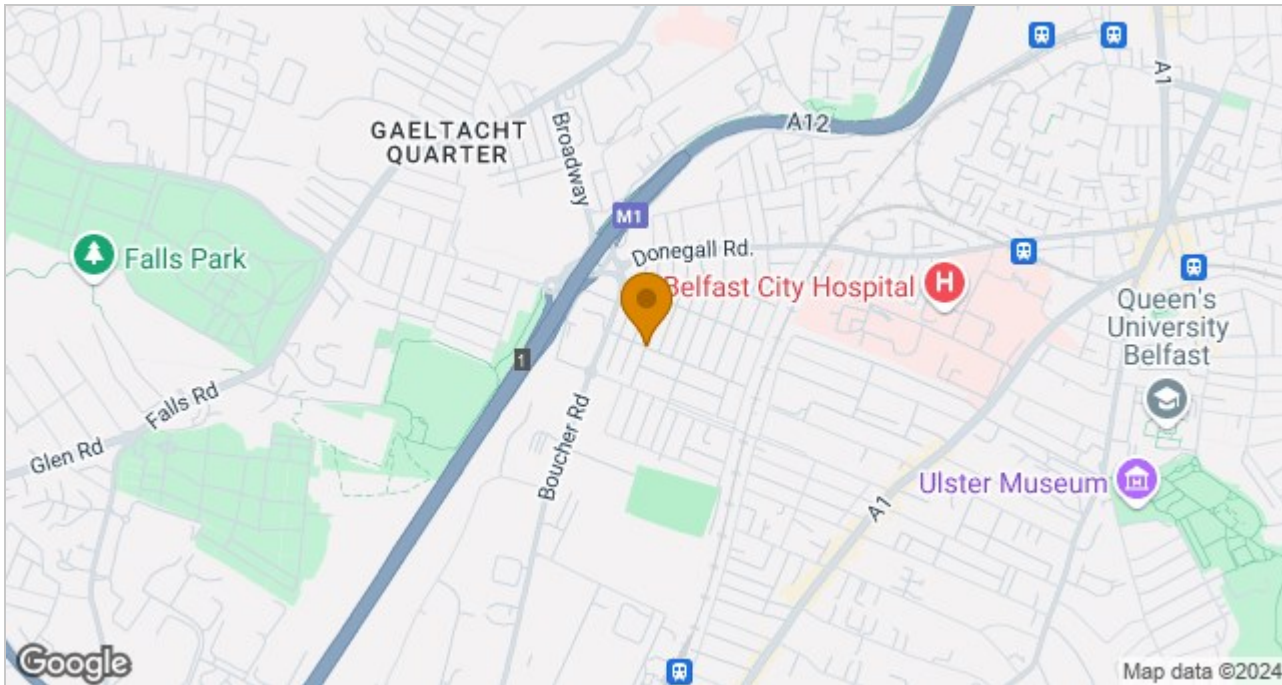
Paved front. Large enclosed yard to rear with decking area and outside tap.

# Floor Plan



While every attempt has been made to ensure the accuracy of the description, measurements, floorplans, fixtures, fittings and other details, the advertiser and the agent accept no responsibility for any errors or omissions. The advertiser and the agent accept no responsibility for any errors or omissions. The advertiser and the agent accept no responsibility for any errors or omissions.

# Area Map



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