



## 89 Brompton Park , Belfast, BT14 7LA

**Offers Around £89,950**

A Refurbished Extended Mid Terrace Ideally Suited To The Investor Or First Time Buyer Alike

An refurbished extended town terrace house situated within this most popular section of Ardoyne. The spacious accommodation comprises 2 bedrooms, 2 receptions, extended fitted kitchen incorporating built-in under oven and 4 ring gas hob and fully tiled modern white bathroom suite. The dwelling further offers uPvc double glazed windows and exterior doors, gas fired central heating and has benefited from an NIHE Enveloping Scheme in recent years. Offering brick paver off street car parking the property is superbly positioned to the many excellent local amenities and is ideally suited to the first time buyer or investor alike - Early Viewing is 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>			
(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	

# 89 Brompton Park

, Belfast, BT14 7LA



- Refurbished Extended Mid Terrace
- Modern White Bathroom Suite
- Highest Presentation
- 2 Bedrooms, 2 Receptions
- Gas Fired Central Heating
- Extensively Modernised
- Extended Fitted Kitchen
- Upvc Double Glazed Windows
- Most Popular Ardoyne Location

## Entrance Hall

Upvc double glazed entrance door, wood laminate floor.

## Lounge

14'6" x 10'3" (4.42 x 3.14)

Into bay, double panelled radiator, panelled radiator, wood laminate floor.

## Living Room

13'3" x 7'5" (4.05 x 2.27)

Panelled radiator, wood laminate floor, wall mounted gas boiler, under stairs storage.

## Extended Kitchen

9'9" x 8'4" (2.97 x 2.54)

Stainless steel sink unit, range of

modern high and low level units, formica worktops, built-in under oven and 4 ring gas hob, stainless steel canopy extractor fridge/freezer space, plumbed for washing machine, partly tiled walls, Lvf flooring, upvc double glazed rear door.

## First Floor

Landing, wood laminate floor.

## Bathroom

Modern white suite comprising panelled bath, telephone handset shower, pedestal wash hand basin, low flush w.c, pvc panelled walls, ceramic tiled floor, feature radiator.

## Bedroom

9'10" x 7'3" (3.01 x 2.21)

Built-in robes, wood laminate floor, panelled radiator.

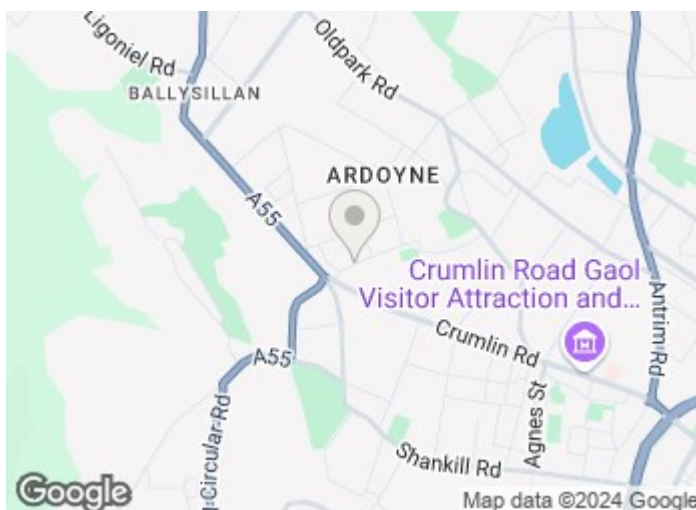
## Bedroom

10'3" x 10'4" (3.13 x 3.17)

Wood laminate floor, panelled radiator.

## Outside

Front garden with brick paved driveway. Enclosed rear yard, outside tap.

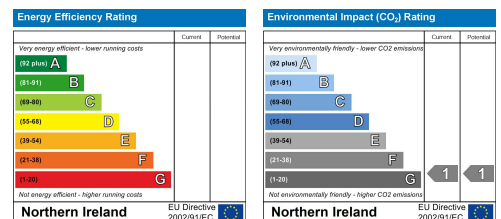


## Directions



# Floor Plan

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