



36 Greer Park Heights, Newtownbreda Road, Belfast, BT8 7YG

Asking Price £159,950

Greer Park is a popular and convenient setting, located just off the Newtownbreda Road and is close to many leading schools, arterial routes, playing fields, parks, Tesco superstore & Forestside Shopping centre. Located in a quiet cul-de-sac, the accommodation comprises of a sunken lounge, open plan kitchen / dining room, two good size bedrooms, fully fitted bathroom suite and enclosed rear garden with patio area. In addition to this the property benefits from gas fired central heating, double glazing and off street parking to the front of the property. This property is chain free and would make a perfect first time buy and/or investment. With demand high we don't anticipate this one sitting around for long so be sure to book your appointment soon!

- Mid townhouse in a cul de sac position
- Bright lounge with feature fireplace
- 1st floor white bathroom suite
- Double glazed windows
- Parking to the front
- Two good size bedrooms
- Kitchen with dining area
- Gas central heating
- Gardens to the rear
- Chain free onward sale

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		69	72
(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 accommodation comprises
Hardwood and glass panelled front door leading to the entrance porch.

Entrance porch
Laminate flooring.

Lounge 12'8 x 10'5 (3.86m x 3.18m)



Laminate flooring.

Additional lounge image

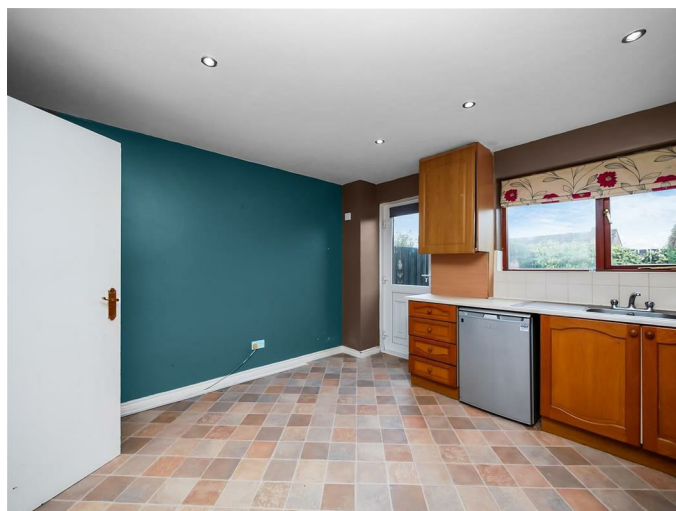


Kitchen 13'10 x 11'10 (4.22m x 3.61m)



Range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, part tiled walls, cooker space, extractor fan, fridge space, plumbed for washing machine, recessed spotlights, gas boiler, storage under stairs.

Additional kitchen image



1st floor
Access to the roof space.

Roof space

Bedroom 1 12'5 x 9'7 (3.78m x 2.92m)



Large built in robe.

Bedroom 2 11'4 x 7'4 (3.45m x 2.24m)



Bathroom 8'1 x 5'7 (2.46m x 1.70m)



Outside
Parking area to the front.

Rear garden



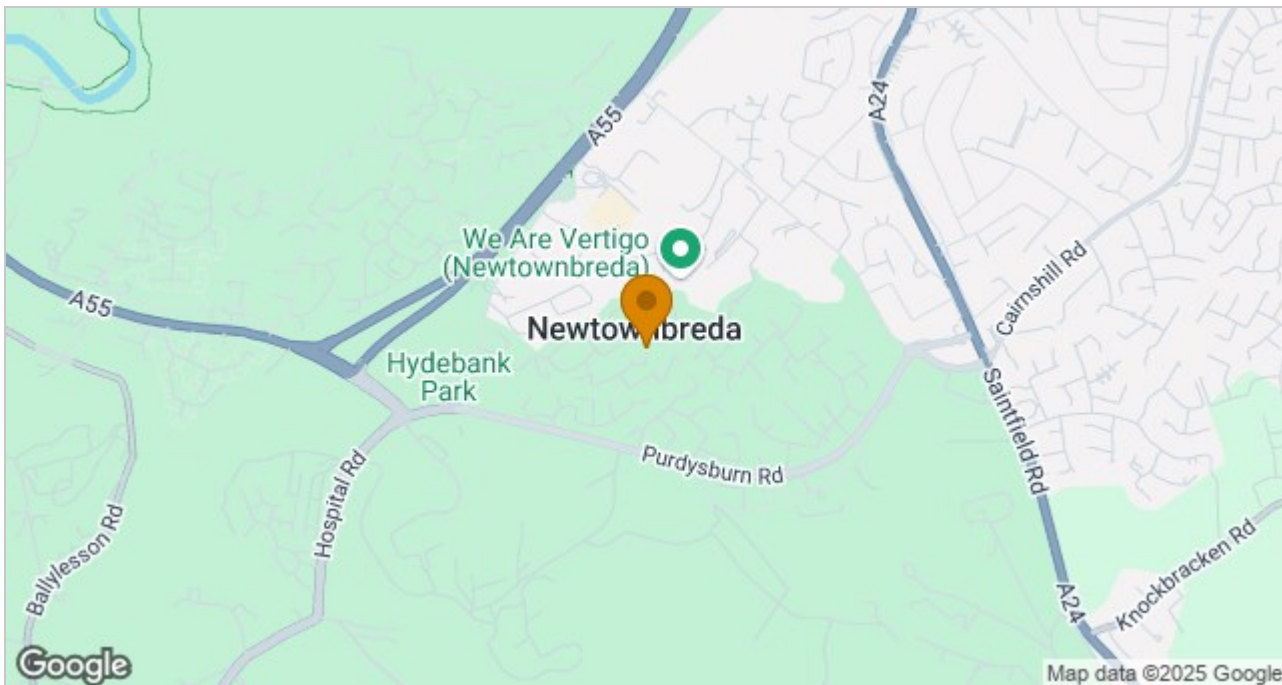
Garden to the rear laid in lawn with additional loose stone area.

Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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