



## 10 Forthriver Park , Belfast, BT13 3UY

**Offers In The Region Of  
£89,950**

Town Terrace Situated Within This Ever Popular Location Perfect For The Investor Or First Time Buyer.

A fabulous opportunity to purchase a town terrace set within this ever popular location. The property has been maintained to a good standard over the years comprising 2 bedrooms, lounge, fitted kitchen with dining area and bathroom in white suite with disabled shower. The dwelling further offers uPvc double glazed windows, oil fired central heating and wood laminate floor coverings.

Private gardens combines with low outgoings to make this the perfect starter home or investment opportunity.

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			
<b>Northern Ireland</b>			EU Directive 2002/91/EC

# 10 Forthriver Park

, Belfast, BT13 3UY



- Excellent Town Terrace
- Dining Area Off Kitchen
- Oil Fired Central Heating
- 2 Bedrooms/ Lounge
- Bathroom In White Suite
- Private Gardens
- Fitted Kitchen
- Upvc Double Glazed Windows

## Entrance Hall

Upvc double glazed entrance door, panelled radiator.

## Lounge

14'6" x 12'0" (4.42 x 3.67)

Bow window, hardwood fireplace, tiled inset, wood laminate flooring, panelled radiator.

## Kitchen

15'3" 9'6" (4.67 2.92)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker

space, plumbed for washing machine, fridge/freezer space, broom cupboard, partly tiled walls.

## Dining Area

Under stair storage, panelled radiator.

## Rear Lobby

## First Floor

Landing

## Bathroom

White suite comprising disabled shower cubicle, electric shower, pedestal wash

hand basin, low flush wc, pvc and part tiled walls, panelled radiator.

## Bedroom

13'1" x 8'11" (4.01 x 2.74)

Built-in robe, panelled radiator.

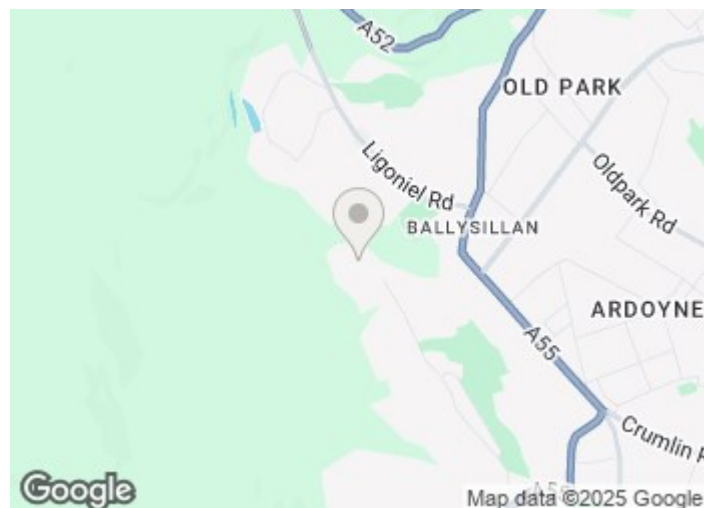
## Bedroom

12'0" x 8'5" (3.68 x 2.58)

Built-in robe, panelled radiator.

## Outside

Gardens front and rear in lawns and hard landscaped areas, outside light and tap, oil tank and oil boiler.



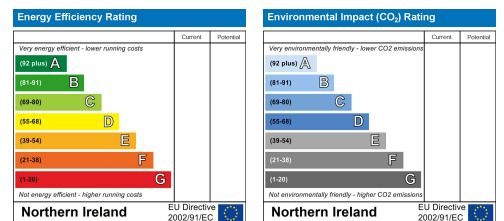
## Directions





# Floor Plan

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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