

## 44 Enfield Street , Belfast, BT13 3DH

**Offers In The Region Of  
£75,000**

A Superb Opportunity To Purchase This Red Brick Mid Terrace With Fantastic Potential Within This Most Popular And Convenient Location.

An attractive red brick mid terrace offering a superb refurbishment opportunity. The interior comprises 2 bedrooms, through lounge, kitchen and bathroom to first floor. The dwelling further offers oil fired central heating and uPvc double glazed windows. This is the perfect project ideally suited to builders, investors or DIY enthusiasts alike. With opportunities of this nature getting harder to come by Early viewing is strongly 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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 44 Enfield Street

, Belfast, BT13 3DH



- Red Brick Town Terrace
- Fitted Kitchen
- Convient Location
- 2 Bedrooms
- Oil Fired Central Heating
- Superb Refurbishment Opportunity
- Spacious Through Lounge
- Bathroom in Whisper Grey Suite

## Entrance Hall

Mahogany entrance door, panelled radiator.

## Through Lounge

21'9" x 10'2" (6.63 x 3.10)  
Double panelled radiator.

## Dining Area

Panelled radiator, wood laminate floor, understairs storage.

## Kitchen

12'11" x 6'7" (3.96 x 2.01)  
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, double panelled radiator, partly tiled walls, ceramic tiled floor.

## First Floor

Landing, roofspace access.

## Bathroom

Whisper grey bathroom suite comprising panelled bath, electric shower, shower screen, pedestal wash hand basin, low flush wc, partly pvc panelled walls, panelled radiator.

## Bedroom

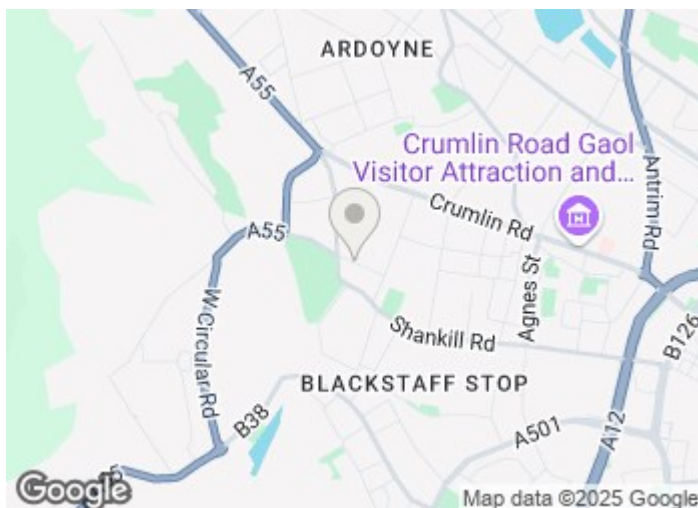
13'10" x 8'0" (4.22 x 2.46)  
Panelled radiator, hotpress.

## Bedroom

10'5" x 8'0" (3.18 x 2.46)  
Panelled radiator.

## Outside

Enclosed rear yard.



## 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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