

Frenchpark Street, Belfast, County Antrim, BT12

Asking Price: £134,950

 **Reeds Rains**

reedsrains.co.uk

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EPC Rating: C

An Extended Mid Terrace Home A Short Stroll From The Bustling Lisburn & Boucher Roads.

DESCRIPTION

We are delighted to welcome to the market this substantial terrace home. The property is situated just off Tates Ave, boasting a very short commute to the Belfast City Centre, Belfast City Hospital and the Lisburn & Boucher Roads. This home would be an excellent purchase for the first time buyer or buy to let investor.

Internally, there is very spacious accommodation throughout with the ground floor offering a bright open plan living and dining room with bay window, a modern kitchen, a utility room/pantry, and a convenient downstairs wc. The first floor provides three excellent bedrooms with the third being used as a walk in wardrobe, and there is also a stunning bathroom suite. On the outside, there is a garden to the front and a yard to the rear. The property further benefits from a gas fired central heating system and PVC double glazing throughout.

We expect high levels of interest and would advise viewing at your earliest convenience.

GROUND FLOOR

Living & Dining Room

A bright and spacious open plan living and dining room with bay fronted window and tiled flooring throughout. There is also an under-stair storage cupboard.

Kitchen

A modern kitchen with an excellent range of high and low level units and a 1.5 matte black finish drainer with spray hose tap. The kitchen also has a stainless steel extractor, it is plumbed for the washing machine and has space for a cooker and hob. The kitchen has been finished with a tiled floor, partially tiled walls and ceiling spots.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Downstairs WC

A convenient wc with a tiled floor, low flush wc and wash hand basin with mixer taps.

Utility Room

A utility room/pantry with a tiled floor.

FIRST FLOOR

Bedroom One

A spacious double room with bay window, laminate flooring, above stair storage and an outlook to the front.

Bedroom Two

A spacious double bedroom with laminate flooring and an outlook to the rear.

Bedroom Three

An impressive third bedroom, with built in robes, currently being used as a walk in wardrobe.

Bathroom

A stunning bathroom suite with a free standing bath, telephone shower head with antique style mixer taps, a separate shower cubicle with electric shower units, a large wash hand basin with antique style mixer taps, and a low flush wc. The bathroom has been beautifully finished with a tiled floor and partially tiled walls. There are also ceiling spotlights.

OUTSIDE

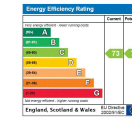
There is paved front garden and a yard to the rear.

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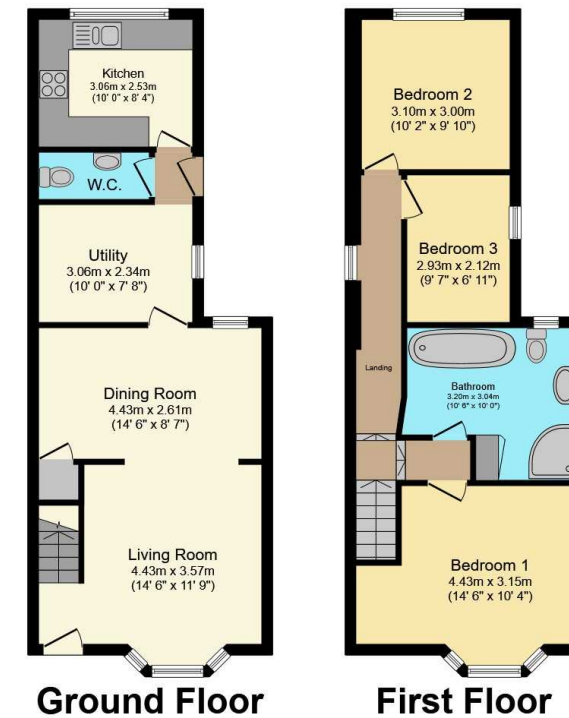
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area 94.3 m² (1,015 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Other important information which you will need to know about this property can be found at reedsrains.co.uk