



47 Forthriver Road
Belfast, BT13 3SE

Offers in the region of
£100,000



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A well presented property in an area of significant demand which is sure to appeal to investors, first-time buyers and growing families alike.

Internally the dwelling comprises entrance hallway, bright reception, modern fitted kitchen with dining area, rear hallway, classic white three piece bathroom suite and three well proportioned bedrooms. Outside there are enclosed gardens to the front and rear.

The property further benefits from oil fired central heating and uPVC double glazing throughout.

47 Forthriver Road is conveniently located close to many leading shops and amenities and shares excellent bus links with Belfast City Centre and beyond.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

Ground Floor

Entrance Hallway

PVC front door with smoked glass inset, vinyl flooring, double panelled radiator, stairs leading to first floor

Living Room 14'5" x 10'11" (4.41m x 3.35m)

Attractive fireplace and surround with electric fire inset, double panelled radiator

Kitchen 10'11" x 10'4" (3.34m x 3.15m)

Modern fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless steel sink and drainer with mixer taps, cooker and fridge freezer space, plumbed for a washing machine, tiled flooring, double panelled radiator

Rear Hallway

Under stair storage, enclosed electricity meter, tiled flooring, double panelled radiator, access to rear yard

Landing

Enclosed hot press with additional storage, access to roof space

Bathroom

Classic white bathroom suite including low flush WC, wall mounted wash hand basin and free standing electric shower, PVC cladded walls and ceiling, double panelled radiator

Front Bedroom 12'5" x 11'0" (3.80m x 3.37m)

Enclosed storage cupboard, wood laminate flooring, double panelled radiator

Rear Bedroom 10'11" x 11'1" (3.35m x 3.38m)

Enclosed storage cupboard, double panelled radiator

Third Bedroom 9'4" x 7'11" (2.87m x 2.42m)

Wood laminate flooring, double panelled radiator

Outside

Front

Wood panelled privacy fencing and entrance gate, enclosed storage shed, paved garden with stoned border

Rear

Paved and fully enclosed, wood panelled privacy fencing, enclosed oil boiler



Road Map



Hybrid Map



Terrain Map



Floor Plan

VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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