

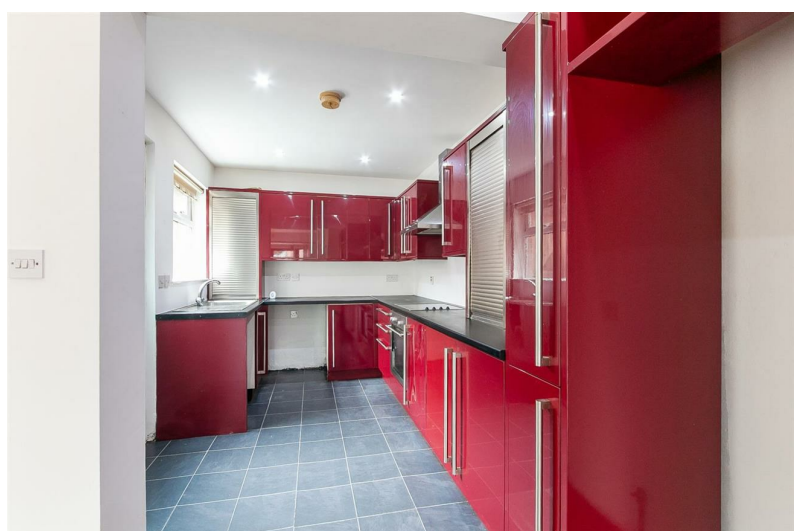


120 Brompton Park, Belfast, BT14 7LE

- Extended, Mid Terrace Property
- Kitchen Through Dining Room
- Bathroom; White Suite
- Oil Heating; PVC Double Glazing
- Enclosed Rear Yard
- Bay Fronted Lounge
- Modern Fitted Kitchen
- Floored Roof Space
- Generous Sized Private Driveway
- Ideal First Time Buy / Buy To Let

Offers Over £109,950

EPC Rating E



120 Brompton Park, Belfast, BT14 7LE



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor.

#### LOUNGE 13'7" x 13'5" (wps)

Bay window to front elevation. Wood laminate floor covering.  
Access to under stairs store. Open arch leading to:





## **KITCHEN THROUGH DINING ROOM 17'11" x 13'6" (wps)**

Modern fitted, high gloss kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Space for American style fridge freezer. Integrated ceramic hob with stainless steel extractor hood over. Integrated oven. Plumbed and space for washing machine. Space for tumble dryer. Tile effect flooring to kitchen. Wood laminate flooring to dining area. PVC double glazed door to rear yard.

## **FIRST FLOOR**

### **LANDING**

### **BEDROOM 1 10'6" x 8'11"**

Wood laminate floor covering. Stairwell to floored roof space.

### **BEDROOM 2 10'0" x 7'3"**

Wood laminate floor covering.

### **BATHROOM**

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat controlled mains shower with glass shower screen over bath. Part tiling to walls. Access to shelved hot press.

### **FLOORED ROOF SPACE 13'8" x 11'8"**

Dual aspect windows. View towards Cave Hill to rear. Access to roof space storage area.

### **EXTERNAL**

Double gates leading to generous sized, private driveway, finished in concrete.

Tiled entrance porch.

Fully enclosed yard to rear.

Boiler house with oil fired central heating boiler.

PVC oil storage tank.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





**Well presented, extended, two bedroom, mid terrace property, with large, floored roof space, conveniently situated on Brompton Park, Ardoyne, North Belfast.**

**The property comprises entrance hall, bay fronted lounge, open arch to kitchen through dining room, modern fitted kitchen, two well-proportioned bedrooms, floored roof space, and bathroom, with white, three piece suite.**

**Externally, the property enjoys generous sized private driveway, and fully enclosed rear yard.**

**Other attributes include oil heating and PVC double glazing.**

**Ideal first time buy / buy to let investment alike.**

**Early viewing highly recommended to avoid disappointment.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>82</b>
	<b>44</b>	
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements