



12 Parkgate Crescent, Belfast, BT4 1EU

- Mid Terrace Property
- Lounge
- Fully Tiled Shower Room
- Private Driveway Area To Front
- Convenient Location
- Two Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Yard
- Ideal First Time Buy / Buy To Let Investment

Offers Over £114,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, double glazed front door. Tiled floor. Stairwell to first floor. Glass panelled door leading to:

LOUNGE 11'10" x 10'2" (wps)

Tiled floor. Access to under stairs storage. Glass panelled door leading to:



KITCHEN WITH INFORMAL DINING AREA **13'2" x 7'1"**

Modern fitted, white high gloss kitchen with range of high and low level storage units and contrasting wood block effect melamine work surface. Stainless steel sink unit with matching draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven. Plumbed for automatic washing machine. Space for tumble dryer. Built in wine rack. Splashback tiling to walls. Tiled floor.

REAR HALL

Fully tiled walls. Tiled floor. Access to small roof space area. PVC double glazed door to enclosed rear yard.

DELUXE FULLY TILED SHOWER ROOM

White three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Electric shower unit.

FIRST FLOOR

LANDING

BEDROOM 1 13'4" x 11'11" (wps)

Wood laminate floor covering. Fixed stairwell providing access to floored roof space.

BEDROOM 2 13'2" x 7'4"

Wood laminate floor covering.

EXTERNAL

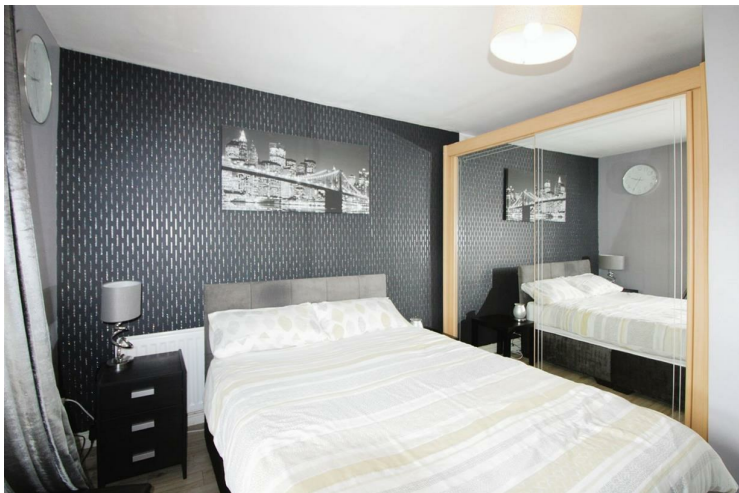
Private driveway area to the front finished in stone.

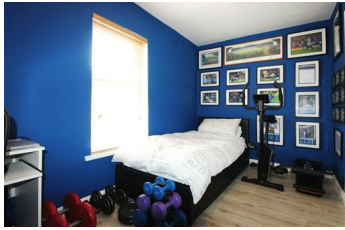
External lighting.

Fully enclosed rear yard with perspex roof, power, light and gas fired central heating boiler.

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.





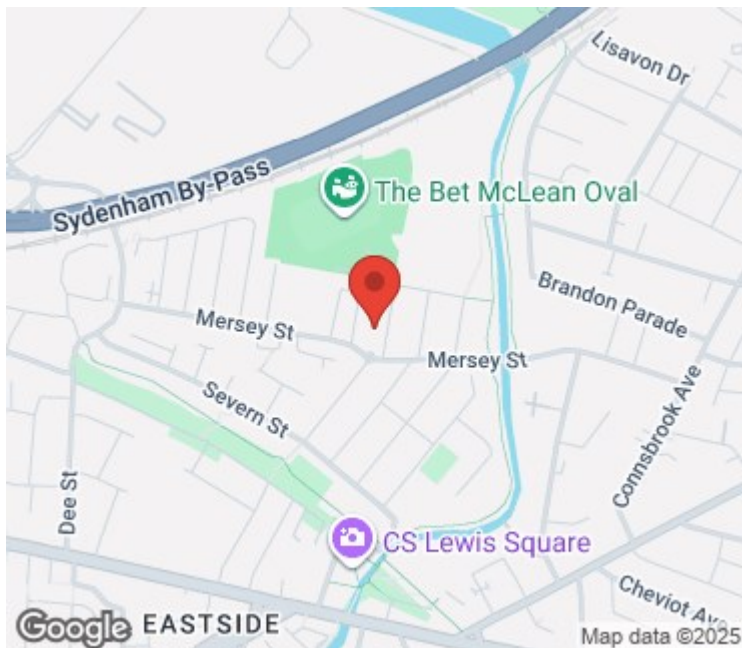
Well presented, two bedroom, mid terrace property with private driveway area to the front and fully enclosed rear yard, located within the popular and conveniently positioned Parkgate Crescent, off Mersey Street, Belfast.

The property comprises entrance hall, lounge, modern fitted kitchen with informal dining area, rear hall, fully tiled shower room with white three piece suite, and two well proportioned first floor bedrooms.

Externally, the property enjoys private driveway area to the front finished in stone and fully enclosed rear yard with perspex roof, power, light and gas fired central heating boiler.

Other attributes include gas fired central heating, PVC double glazing and convenient location.

Early viewing highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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

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