



49 Wallasey Park , Belfast, BT14 6PN

Offers Around £110,000

Cash Offers Only.

"Please note that the original title deeds, including the lease, have been lost, and only copy memorials are available to a prospective purchaser. As a result, the property may not be suitable for mortgage finance from most lenders and is therefore offered for sale to cash purchasers, or to purchasers whose lender is prepared to proceed on the basis of the available documentation, supported by a statutory declaration and suitable title indemnity insurance."

Charming 3 Bedroom End Terrace Holding An Excellent Site With Delightful Mature Rear Gardens

A fabulous opportunity to purchase a well maintained and recently updated end townhouse holding a superb site within this most popular location.

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		
Northern Ireland	44	56
EU Directive 2002/91/EC		

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, Belfast, BT14 6PN



- Cash Offers Only
- Recently Installed Bathroom
- Pvc Fascia, Eaves, New Rainwater Goods
- Fitted Kitchen
- Charming End Terrace
- Oil Fired Central Heating
- Cavity Wall Insulation
- 3 Bedrooms, 2 Receptions
- Upvc Double Glazed Windows
- Timber Workshop

Entrance Porch

Sliding access door, ceramic tiled floor.

Entrance Hall

Hardwood entrance door, ceramic tiled floor, double panelled radiator, under stairs storage.

Lounge

13'2" x 10'1" into bay (4.02 x 3.09 into bay) Wood laminate floor, attractive fireplace, double panelled radiator.

Living Room

12'11" x 9'1" (3.96 x 2.78) Wood laminate floor, attractive faux fireplace, shelving, panelled radiator x 2.

Kitchen

9'8" x 5'7" (2.95 x 1.72) Single drainer stainless sink unit, range of high and low level units, formica worktops, cooker space, plumbed for

washing machine, fridge/freezer space, plumbed for washing machine, partially tiled walls, ceramic tiled floor, panelled radiator, hardwood rear door..

First Floor

Leaded light, wood laminate floor.

Bathroom

Modern white bathroom suite comprising disabled shower unit, thermostatically controlled shower unit, low flush wc, pedestal wash hand basin, pvc ceiling, feature radiator, fully tiled walls.

Bedroom

12'6" x 10'11" (3.83 x 3.33) Wood laminate floor, panelled radiator, access to roofspace.

Roofspace

Slingsby style ladder, floored.

Bedroom

10'5" x 10'0" (3.18 x 3.07) Wood laminate floor, builtin storage, panelled radiator.

Bedroom

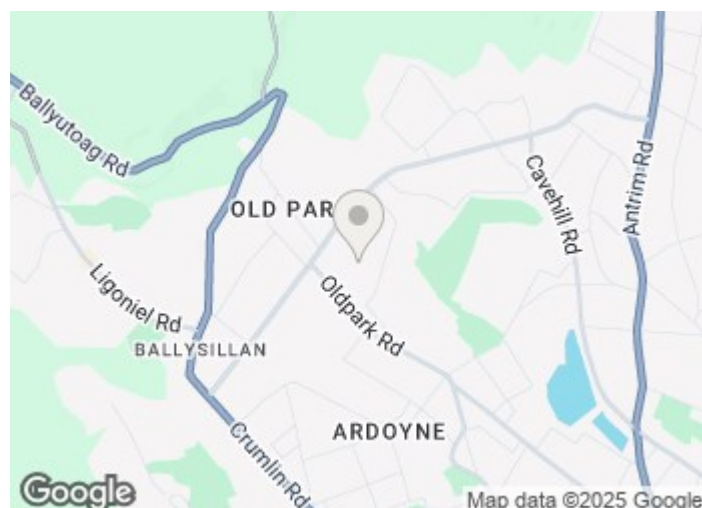
7'4" x 5'6" (2.24 x 1.68) Wood laminate floor, picture rail, panelled radiator.

Timber Storage

15'1" x 7'11" (4.62 x 2.43) Stable style doors.

Outside

Enclosed garden to front in mature shrubs and hedging. Rear in hard landscaped patio, pedestrian access gate to enclosed rear in mature shrubs, horizontal panel fencing, hedging, patio's, strage x 2, pvc oil tank, boiler house, outside light and tap.



Directions



Floor Plan

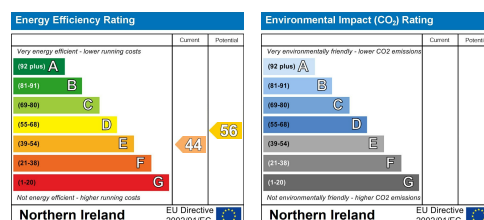
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Total Area: 64.3 m² ... 692 ft²

All measurements are approximate and for display purposes only

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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