



174 Brompton Park , Belfast, BT14 7LE

Offers Around £89,950

End Town Terrace Set Within This Most Popular Section Of The Ardoyne With Superb Potential.

Holding a prime end terrace position close to the hustle and bustle of the vibrant shopping at the Crumlin Road and within easy reach of the City, this end town town terrace is ideally suited to the first time buyer or investor alike. The interior comprises 2 bedrooms, lounge into bay, fitted kitchen with dining area and classic white bathroom suite. The dwelling further offers recently installed gas fired central heating, uPvc double glazed windows, and does now require improvements to maximise the obvious potential. A larger than average site and excellent storage combines with a much sought after location to make this a home worthy of your immediate attention - Early viewing is 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

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- Superb End Of Terrace
- Classic White Bathroom
- Excellent Sized Site
- 2 Bedrooms Lounge Into Bay
- Gas Central Heating
- Off Street Parking
- Fitted kitchen With Dining
- Upvc Double Glazed Windows
- Superb Potential

Entrance Hall

Hardwood entrance door, ceramic tiled floor.

Lounge Into Bay

14'10" x 11'10" (4.53 x 3.63)

Wood laminate floor, attractive fireplace, understairs storage, double panelled radiator.

Open plan to:

Kitchen

13'3" x 8'7" (4.06 x 2.64)

Single drainer stainless steel sink unit, extensive range of high and low level units,

formica worktop, free standing cooker, plumbed for washing machine, fridge/freezer space, double panelled radiator, pvc door to rear.

First Floor

Landing, access to roof space.

Bedroom

10'3" x 8'5" (3.14 x 2.58)

Panelled radiator.

Bedroom

11'7" x 9'8" (3.54 x 2.96)

Panelled radiator.

Bathroom

Classic white suite comprising panelled bath, telephone handset shower, pedestal wash hand basin, low flush Wc, pvc panelled walls, panelled radiator

Storage

27'0" x 6'10" (8.24 x 2.10)

Outside

Front garden with off street carparking via gates. Enclosed covered rear yard.



Directions



Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

