



ULSTER PROPERTY SALES

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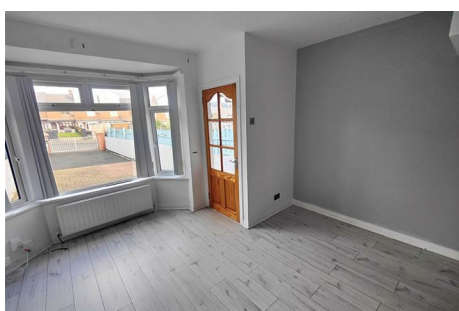
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NETWORK STRENGTH - LOCAL KNOWLEDGE



37 Estoril Park , Belfast, BT14 7NG

Offers Around £119,950

Superb Double Extended Mid Terrace Maintained To An Excellent Standard Over The Years.

A fabulous opportunity to purchase a double extended period mid terrace set within this most popular section of the Ardoyne. The interior comprises 3 bedrooms to include lounge into bay, extended fitted kitchen and classic white bathroom suite. The dwelling further offers oil fired central heating, uPvc double glazed windows, extensive use of wood laminate flooring and has benefited from a program of improvement works over the years. Off street car parking and hard landscaped front garden combines with the most convenient location to make this the ideal starter home.

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

37 Estoril Park

, Belfast, BT14 7NG



- Double Extended Period Town Terrace
- Classic White Bathroom
- Off Street Carparking
- Popular Location
- 3 Bedrooms Lounge Into Bay
- Oil Fired Central Heating
- Modernised In Past Years
- Extended Fitted Kitchen
- Upvc Double Glazed Windows
- Low Outgoings

Entrance Hall

Pvc double glazed entrance door, wood laminate floor.

Lounge Into Bay

14'0" x 13'5" (4.27 x 4.09)

Wood laminate floor, hole in wall fireplace, double panelled radiator.

Inner Lobby

Staircase to first floor, under stairs storage, wood laminate floor.

Bathroom

Classic white suite comprising panelled bath, shower screen, electric shower, pedestal wash hand basin, low flush wc, partly

tilled walls, wood laminate flooring, panelled radiator.

Extended Kitchen

9'9" x 7'11" (2.98 x 2.42)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built in under oven and ceramic hob, integrated extractor fan, integrated fridge/ freezer, plumbed for washing machine, wood laminate floor, partially tiled walls. double panelled radiator.

First Floor

Hot press, panelled radiator.

Bedroom

10'7" x 10'1" (3.23 x 3.08)

Range of open robes with drawer pack, panelled radiator.

Bedroom

10'0" x 6'7" (3.06 x 2.02)

Panelled radiator.

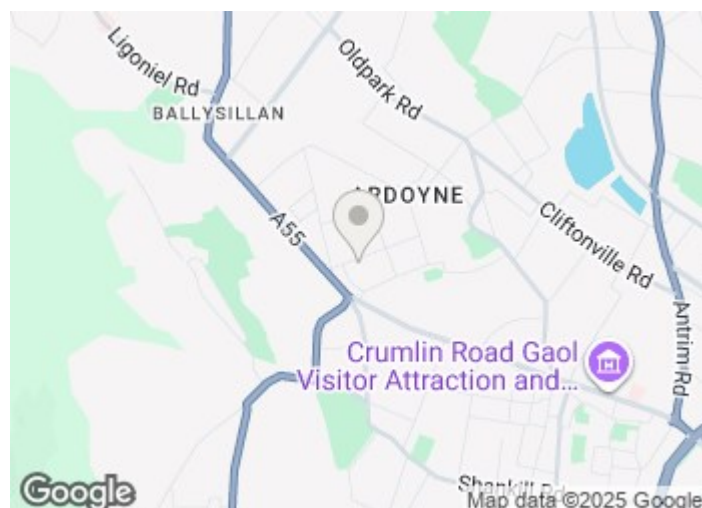
Extended Bedroom

9'9" x 7'11" (2.99 x 2.43)

Panelled radiator.

Outside

Hard landscaped front garden in brick pavers with off street carparking. Covered rear yard with oil tank and boiler hose oil boiler, outside light.



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.

