



ULSTER PROPERTY SALES

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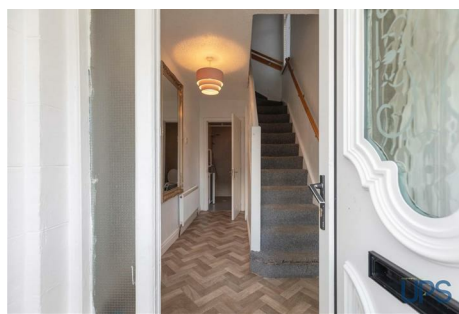
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



113 Deerpark Road , Belfast, BT14 7PX

Offers Around £174,950

Attractive Extended Red Brick Semi Detached Villa Holding a Superb Site Within This Popular Residential Location.

Holding a mature level site moments from the Oldpark Road in this sought after tree lined Road this attractive red brick semi detached villa will have immediate appeal. The extended interior comprises 3 bedrooms, spacious through lounge, extended fitted kitchen incorporating built-in double oven and hob and white bathroom suite. The dwelling further offers uPvc double glazed windows & doors, gas central heating and downstairs shower room finished to a wet room standard. Off street parking and private mature gardens with delightful aspect combines with a most convenient location to make this the perfect family home - Immediate inspection 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 |

113 Deerpark Road , Belfast, BT14 7PX



- Attractive Extended Red Brick Semi Detached Villa
- Extended Fitted Kitchen
- Gas Central Heating
- Most Convenient Location
- 3 Bedrooms
- Classic White Bathroom Suite
- Upvc Double Glazed Windows
- Spacious Through Lounge
- Downstairs Shower Room to Wet Room Standard
- Off Street Carparking

Entrance Hall

Upvc double glazed entrance door, panelled radiator, understairs storage.

Through Lounge

21'0" x 9'7" (6.41 x 2.94)

Into bay, wood burner stove, wood laminate floor, double panelled radiators.

Extended Kitchen

10'0" x 14'0" (3.06 x 4.28)

Bowl 1/2 stainless steel sink unit, range of low level units, solid wood worktops, built-in double oven, ceramic hob, stainless steel canopy extractor fan, fridge/freezer space, plumbed for washing machine,

larger cupboard, wood laminate

floor, double panelled radiator, wall mounted gas boiler, upvc slide doors to rear.

Shower Room

Classic bathroom suite to wet room standard, thermostatically controlled shower unit, vanity unit, low flush wc, double panelled radiator, pvc walls & ceiling, towel rail, extractor fan.

First Floor

Landing.

Bathroom

Modern white bathroom suite comprising plumbed for bath, vanity unit, low flush wc, featured radiator.

Bedroom

10'5" x 9'8" (3.19 x 2.96)

Exposed timber flooring, panelled radiator.

Bedroom

10'7" x 9'8" (3.24 x 2.96)

Wood laminate floor, panelled radiator.

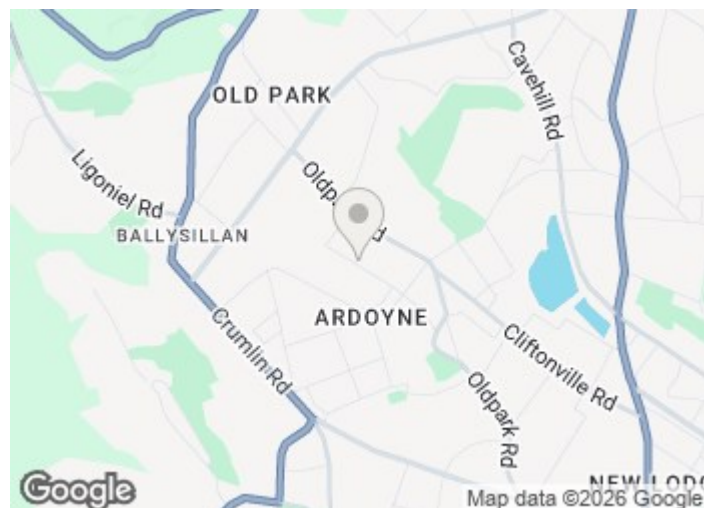
Bedroom

6'9" x 6'0" (2.06 x 1.84)

Exposed timber flooring

Outside

Front garden in mature lawn and hedging, offering off street carparking. Hard landscaped rear garden with decked patio area, garden shed.



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.

