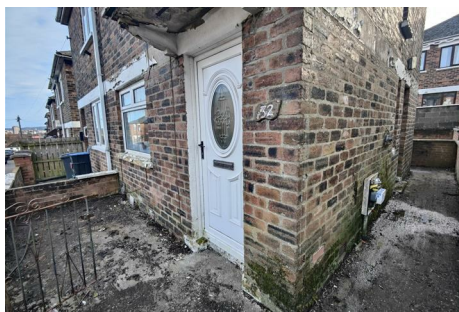




**CASH OFFERS ONLY**

ULSTER PROPERTY SALES  
**UPS**  
CAVEHILL



## 32 Dhu Varren Crescent , Belfast, BT13 3FL

**Asking Price £59,950**

Cash Offers Only - A Superb Opportunity To Purchase A Period Semi Detached In This Ever Popular Location.

A superb opportunity to purchase a period semi detached holding a prime position in this ever popular location. The interior comprises 3 bedrooms, lounge, fitted kitchen and classic bathroom suite. The dwelling further offers gas central heating, uPvc double glazed windows and hard landscaped rear. While requiring comprehensive improvements the fantastic potential combines with this most popular and convenient location with local transport routes and local amenities to make this rare opportunity not to be missed by the canny builder, investor or DIY enthusiast - 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			
			78
		58	

Northern Ireland EU Directive 2002/91/EC

# 32 Dhu Varren Crescent

, Belfast, BT13 3FL



- Cash Offers Only
- Lounge
- Gas Central Heating
- Fantastic Potential
- Period Semi Detached
- Fitted Kitchen
- Upvc Double Glazed Windows
- 3 Bedrooms
- Classic Bathroom Suite
- Hard Landscaped Rear

## Entrance Porch

Upvc double glazed entrance door.

## Lounge

12'5" x 10'5" (3.81 x 3.20)

Attractive fireplace with slate hearth, double panelled radiator.

## Kitchen

11'2" x 7'11" (3.41 x 2.43)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, cooker space, fridge/freezer space, plumbed for washing

machine, pine tongue and groove ceiling, partly tiled walls, ceramic tiled floor, double panelled radiator.

## Rear Lobby

Pvc double glazed door, double panelled radiator, wall mounted gas boiler.

## Bathroom

Classic white bathroom suite comprising panelled bath, telephone handset shower, pedestal wash hand basin, low flush wc, fully tiled walls.

## First Floor

Access to roof space.

## Bedroom

13'5" x 9'2" (4.09 x 2.80)

At widest, built-in storage, panelled radiator.

## Bedroom

11'0" x 6'6" (3.37 x 2.00)

Panelled radiator.

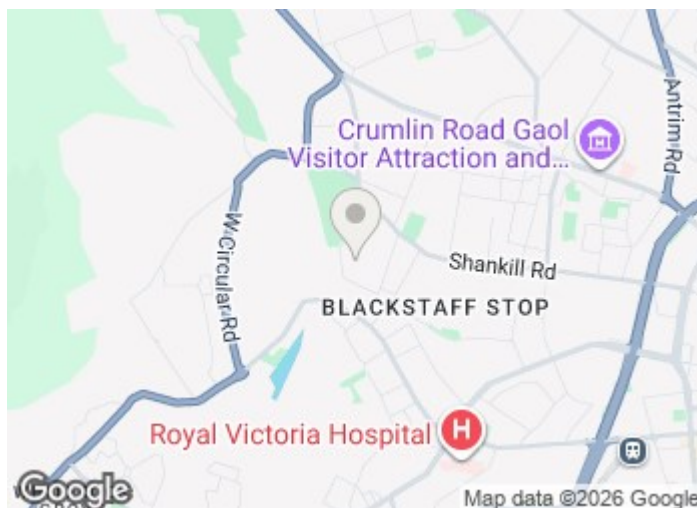
## Bedroom

9'9" x 6'7" (2.99 x 2.01)

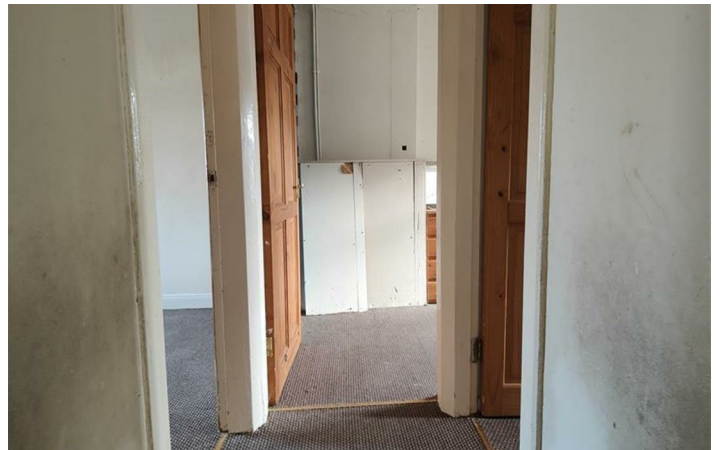
Panelled radiator.

## Outside

Hard landscaped forecourt and enclosed 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

