

## 22 Hesketh Park , Belfast, BT14 7JR

**Offers In The Region Of  
£99,950**

An Attractive Extended Red Brick Terrace Holding A Prime Position Within This Ever Popular Location.

This extended period terrace offers ideal accommodation for the first time buyer or investor alike. The well presented interior comprises 3 bedrooms, through lounge, extended fitted kitchen incorporating built-in under oven and ceramic hob and modern bathroom suite. The dwelling further offers, upvc double glazed windows, gas fired central heating and has benefited from roofing improvements in past years. The low maintenance private rear garden combines with the extended accommodation to make this an opportunity not to be missed.

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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 22 Hesketh Park

, Belfast, BT14 7JR



- Attractive Red Brick Mid Terrace
- Modern Bathroom Suite
- Low Maintenance
- 3 Bedrooms, Through Lounge
- Extended Fitted Kitchen
- Upvc Double Glazed Windows
- Gas Heating
- Popular Location

## Entrance Hall

Upvc entrance door, panelled radiator, dado rail, understairs storage.

## Through Lounge

21'11" x 9'6" (6.69 x 2.91)

Attractive fireplace with electric fire, wood laminate floor, two double panelled radiator.

## Kitchen

16'8" x 7'10" (5.09 x 2.39)

Bowl and a half stainless steel sink unit, range of high and low level units, formica worktops, built-in under oven and

ceramic hob, fridge/freezer space, plumbed for washing machine, tumble dryer space, integrated dishwasher, half panelled walls, partly tiled walls, panelled radiator, uPvc rear door.

## First Floor

Landing, access to roofspace.

## Bathroom

White bathroom suite comprising shower cubicle, electric shower, vanity unit, low flush wc, panelled radiator, fully tiled walls, ceramic tiled floor.

## Bedroom

8'5" x 9'6" (2.59 x 2.91)

Wood laminate floor, panelled radiator.

## Bedroom

10'0" x 8'5" (3.05 x 2.57)

Panelled radiator, picture rail.

## Bedroom

6'3" x 6'2" (1.91 x 1.89)

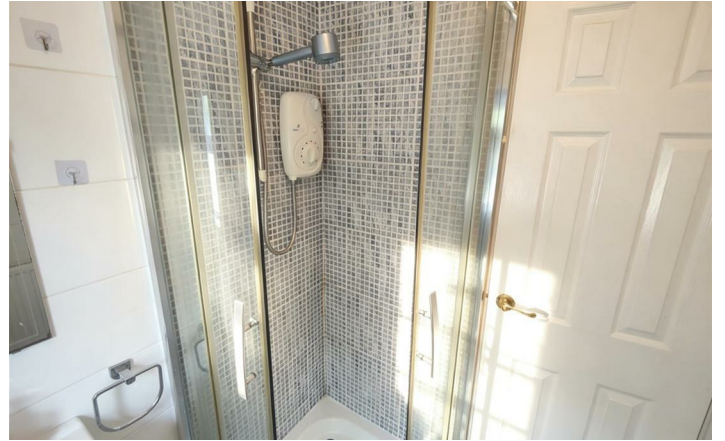
Double panelled radiator.

## Outside

Hard landscaped front forecourt and Enclosed rear yard in artificial grass.



## Directions



# Floor Plan

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