

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**27 PARKER STREET, BELFAST, BT5
4HN**

OFFERS AROUND £129,950



27 Parker Street, Belfast is an attractive bright and well finished home that has been fully updated, including new windows, gas-fired heating and a damp-proof course. The entrance hall opens into a bright open-plan living and kitchen area with modern units, a stainless steel sink with mixer tap and integrated appliances such as an eye-level oven, ceramic hob and fridge, all set against easy-care laminate flooring.

The rear porch provides extra storage and work space with matching units and is plumbed for both a dishwasher and washing machine. The newly fitted shower room offers a fresh, modern feel with a walk-in shower, wash hand basin, low flush WC, tiled flooring, part-tiled walls, recessed lighting, extractor fan and a chrome radiator.

Upstairs, two well-proportioned bedrooms provide comfortable accommodation suitable for a range of uses. An enclosed rear yard completes the property, offering a practical outdoor area in a convenient city location and an internal inspection is essential to appreciate all this amazing property has to offer.



Key Features

- Fully Refurbished Home With New Windows And Gas-Fired Heating
- Modern Open-Plan Living And Kitchen Area With Integrated Appliances
- Contemporary Kitchen Units With Stainless Steel Sink And Mixer Tap
- Rear Porch With Additional Storage And Appliance Plumbing
- Newly Fitted Shower Room With Walk-In Shower And Tiled Finishes
- Two Well-Proportioned Bedrooms Offering Flexible Accommodation
- Updated Throughout Including Damp-Proof Course For Added Peace Of Mind
- Convenient City Location Close To Local Amenities



Accommodation Comprises

Entrance Hall

Tiled flooring.

Living/Kitchen

19'5 x 10'

Laminate wooden flooring. Modern range of high and low level units, single drainer stainless steel sink unit with mixer tap. Integrated eye level stainless steel oven, integrated ceramic hob and integrated fridge.

Rear Porch

Matching units and work surface, plumbed for dishwasher and washing machine, laminate wooden flooring.

Shower Room

Modern white suite comprising: Walk in shower with built in shower and shower screen, wash hand basin with mixer tap, low flush WC, partly tiled walls, fully tiled flooring, feature chrome wall mounted radiator, recessed spotlights, extractor fan.

First Floor

Bedroom 1

12' x 10'5

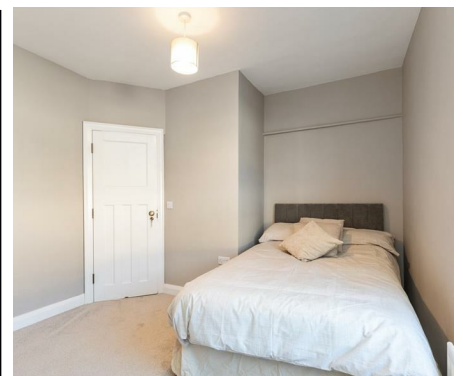
(At widest point)

Bedroom 2

12' x 8'5

Outside

Enclosed rear yard.

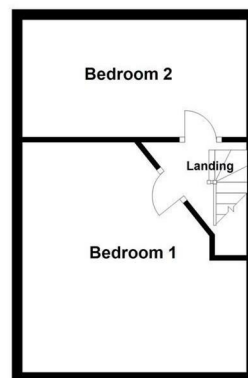




Ground Floor



First Floor



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		
	71	80
EU Directive 2002/91/EC		

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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