



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 77 BOULEVARD PARK

Newcastle BT33 0GH

- End townhouse
- Three bedrooms
- Master bedroom ensuite
- Living room
- Kitchen with dining area
- downstairs w.c
- Family bathroom
- Beautifully presented
- Great location
- Good gardens

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

**Offers Around £235,000**

# 77 Boulevard Park , Newcastle, BT33 0GH



## Entrance Hall

17'4" x 6'10" (5.31m x 2.09m)

Wood glazed front door to entrance hall with solid wood flooring.

## Living Room

15'5" x 12'0" (4.70m x 3.66m)

Bright spacious living room with solid wood flooring, bay window and feature fireplace. Double doors to:

## Kitchen/Dining Room

10'4" x 19'2" (3.15m x 5.84m)

A range of high and low level units including stainless steel sink unit, integrated fridge freezer, oven, hob and washing machine. Tiled floor and splash areas. Double doors to rear.

## WC

6'4" x 2'8" (1.93m x 0.81m)

White suite comprising low flush w.c and wash hand basin. Tiled floor and splash.

## Landing

Storage.

## Bedroom 1

13'10" x 6'7" (4.22m x 2.00m)

Rear facing bedroom with ensuite.

## En-suite

3'0" x 10'0" (0.91m x 3.05m)

White suite comprising low flush w.c, wash hand basin and shower cubicle. Tiled floor and splash areas.

## Bedroom 2

8'10" x 12'0" (2.69m x 3.65m)

Front facing bedroom.

## Bathroom

White suite comprising panel bath, low flush w.c and wash hand basin. Tiled floor and splash area.

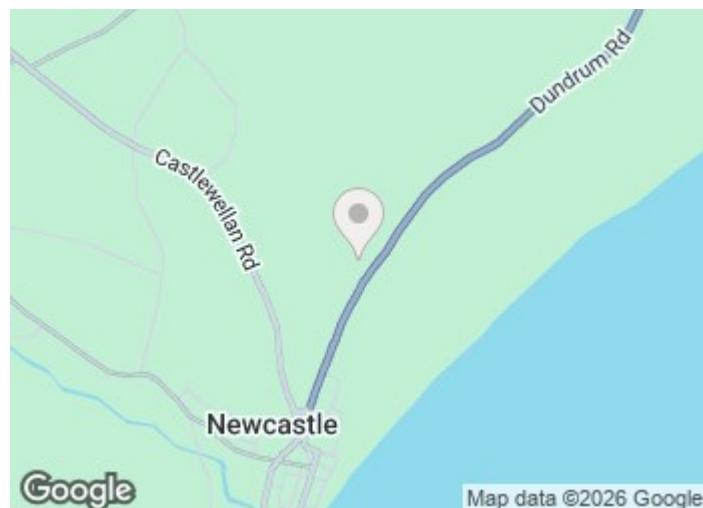
## Bedroom 3

10'5" x 7'8" (3.18m x 2.34m)

Rear facing bedroom.

## Outside

To the front and rear are good sized, well presented gardens laid out in lawns with ample parking and a raised seating area.

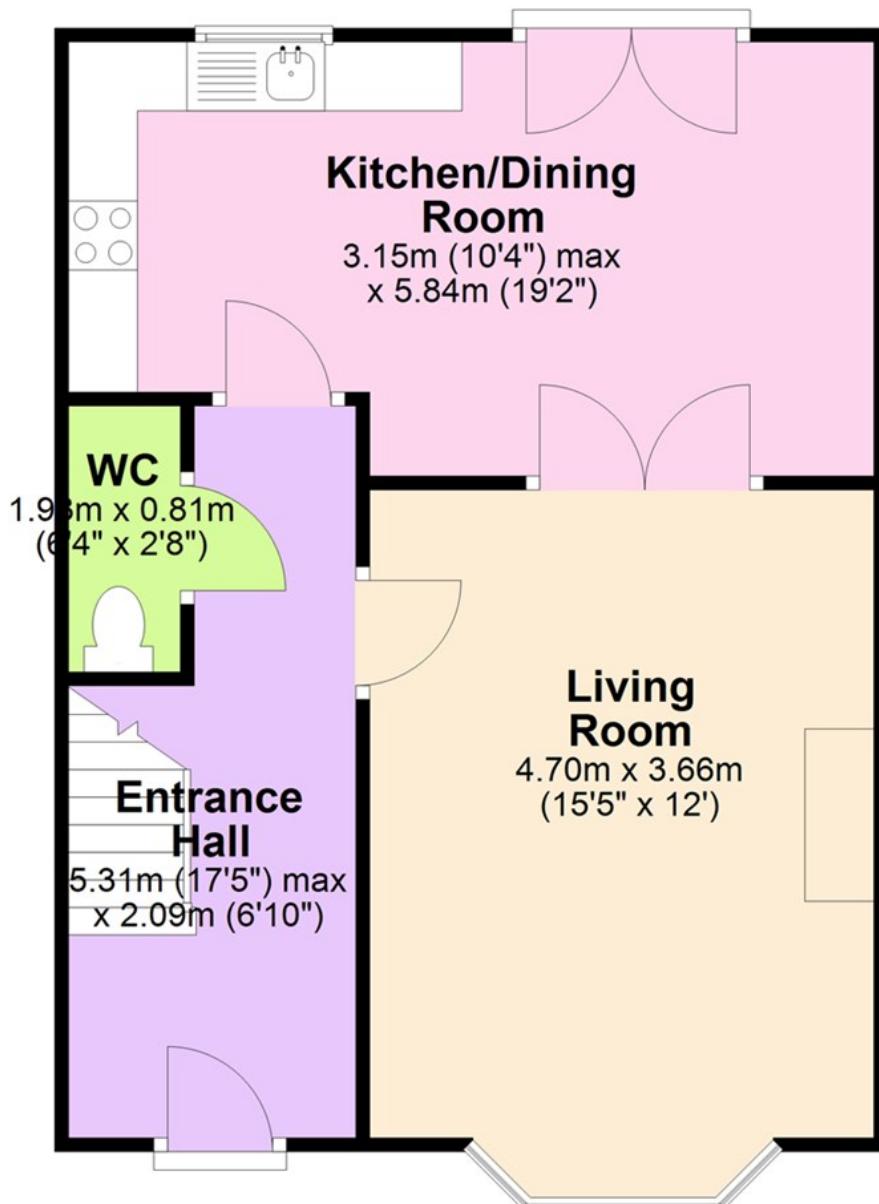


## Directions



## Floor Plan

### Ground Floor



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
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Not energy efficient - higher running costs			
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Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-64) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Northern Ireland		EU Directive 2002/91/EC	