



22 Wallasey Park, Belfast, BT14 6PN

- Extended Semi Detached Home
- Bay Fronted Lounge
- Kitchen
- Shower Room; White Suite
- Private Driveway
- Two Well-Proportioned Bedrooms
- Dining Room
- Conservatory
- Oil Heating; PVC Double Glazing
- Fully Enclosed Rear Garden

Offers Over **£119,950**

EPC Rating E



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor.

#### LOUNGE 13'6" x 13'4"

Box bay window to front elevation. Gas fire with tiled fireplace and timber surround. Wood laminate floor covering.

#### DINING ROOM 13'2" x 7'4"

Wood laminate floor covering. Access to under stairs store. Open arch leading to:



### **KITCHEN 12'11" x 9'3"**

Modern fitted kitchen with range of high and low level storage units with contrasting wood grain effect melamine worktop. Stainless steel sink unit with draining bay. Integrated, touch screen, ceramic hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Splashback tiling to walls. Wood laminate floor covering.

### **CONSERVATORY 10'4" x 9'3"**

PVC double glazed frame with matching French door to rear garden.

### **FIRST FLOOR**

#### **LANDING**

Access to roof space.

#### **BEDROOM 1 13'5" x 9'2"**

#### **BEDROOM 2 8'5" x 8'0" (wps)**

Built in wardrobe.

#### **SHOWER ROOM**

Contemporary, white, three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Electric shower. Fully panelled walls. Chrome towel radiator.

#### **EXTERNAL**

Paved private driveway area.

Fully enclosed rear garden finished in lawn and paved patio area.

Oil fired central heating boiler.

PVC oil storage tank.

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.





**Well presented, two bedroom, semi detached home with conservatory extension to rear, conveniently situated within the Wallasey Park area of North Belfast.**

**The property comprises entrance hall, bay fronted lounge, separate dining room, kitchen, conservatory, two well-proportioned bedrooms, and shower room, with contemporary, white, three piece suite.**


**Externally, the property enjoys private driveway, and fully enclosed garden to rear.**

**Other attributes include oil heating and PVC double glazing.**

**Ideal first time buy / buy to let investment alike.**

**Early viewing highly recommended to avoid disappointed.**



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		45	56
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC 	

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