



## 11 Deerpark Road , Belfast, BT14 7PT

**Offers In The Region Of  
£159,950**

Fabulous Opportunity To Purchase A Completely Refurbished Period Semi Detached Villa With Superb Rear Garden Within A Tree Lined Avenue

A magnificent period semi detached villa which has been modernised and extensively refurbished creating a home which will have immediate appeal. The interior comprises 3 bedrooms, lounge, luxury newly fitted kitchen incorporating built-in under oven and ceramic hob and modern newly installed white bathroom suite. The dwelling further offers new gas central heating, uPvc double glazed windows and exterior doors, new skirting, architraves, interior doors, and has benefited from rewiring, replumbing, new DPC and re-plastering. An extensive rear garden and off street car parking potential combines with little or no maintenance to make this the perfect home for young and old alike.

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	

# 11 Deerpark Road , Belfast, BT14 7PT



- Extensively Modernised Semi Detached Villa
- Modern White Bathroom
- Rewired Replumbed Replastered
- Off Street Car Parking Potential
- 3 Bedrooms Lounge
- Gas Central Heating
- New Damp Proof Course
- Luxury Newly Installed Kitchen
- Upvc Double Glazed Windows
- Extensive Rear Garden

## Entrance Hall

Upvc double glazed entrance door, wood laminate floor, panelled radiator.

## Lounge

14'2" x 11'10" (4.32 x 3.62)

Wood laminate floor, panelled radiator. under stair storage, wall mounted gas boiler.

## Kitchen

12'5" x 7'10" (3.80 x 2.40)

Composite sink unit, extensive range of high and low level units, formica worktops, built-in under oven and ceramic hob,

canopy extractor fan, fridge/freezer housing, plumbed for a washing machine. ceramic tiled floor, upvc double glazed rear door.

## Bathroom

Modern white suite comprising shower cubicle, thermostatically controlled drench shower, telephone hand shower, vanity unit, low flush wc, pvc panelled walls and ceiling, ceramic tiled floor. chrome radiator and mirror.

## First Floor

Landing

## Bedroom into Bay

16'9" x 10'7" (5.13 x 3.23)

Built-in cupboard, panelled radiator.

## Bedroom

8'5" x 7'11" (2.58 x 2.43)

Panelled radiator

## Bedroom

11'5" x 8'9" (3.50 x 2.67)

Panelled radiator.

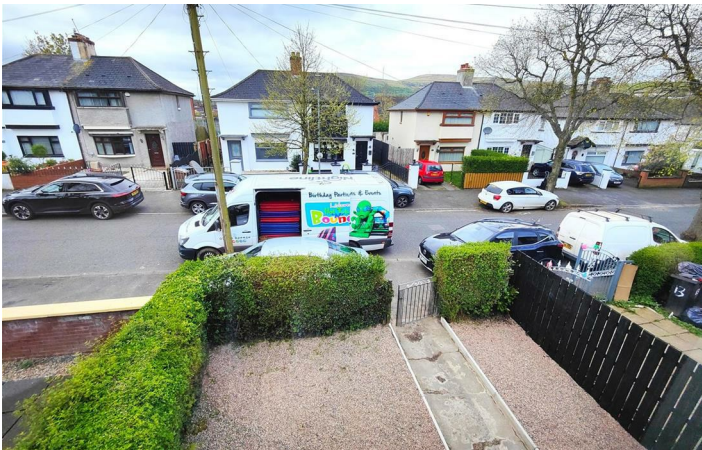
## Out Side

Hard Landscaped gardens front and extensive rear in stone chip and path.



## Directions





# Floor Plan

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