

## 48 Hesketh Park , Belfast, BT14 7JR

**Offers Around £89,950**

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 with excellent range of units and modern bathroom suite. The dwelling further offers, PVC double glazed windows, oil fired central heating and has benefitted 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	

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# 48 Hesketh Park

, Belfast, BT14 7JR



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

## Entrance Hall

Hardwood entrance door, understairs storage, wood laminate floor, panelled radiator.

## Through Lounge

19'8" x 14'0" at widest (6.01 x 4.27 at widest)  
Wood laminate floor, panelled radiator.

## Kitchen

13'11" x 8'4" (4.26 x 2.56)  
Stainless steel sink unit, excellent range of high and low level units, formica worktops, free standing cooker, integrated extractor fan, plumbed for washing machine,

fridge freezer space, partly tiled walls, wood laminate floor, hardwood rear door.

## First Floor

Landing, access to roofspace.

## Bathroom

Modern white suite comprising panelled bath, electric shower, pedestal wash hand basin, low flush WC, partially tiled walls, LVF flooring, panelled radiator.

## Bedroom

9'7" x 7'4" (2.93 x 2.24)  
Panelled radiator, wood laminate floor, built-in wardrobe.

## Bedroom

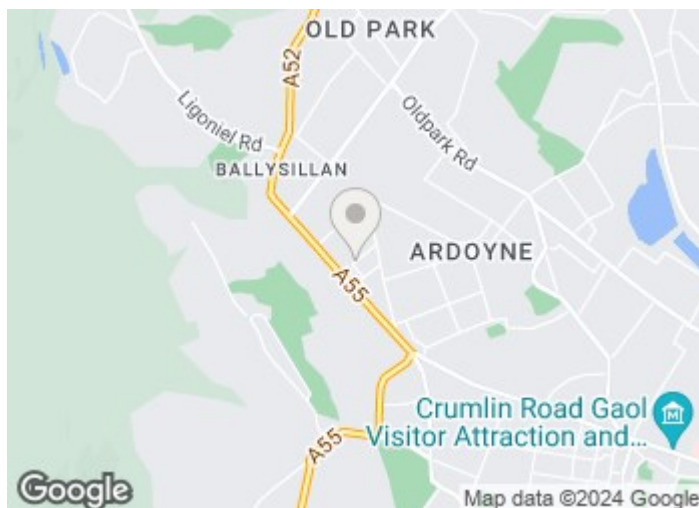
9'5" x 8'10" (2.89 x 2.71)  
Wood laminate floor, panelled radiator.

## Bedroom

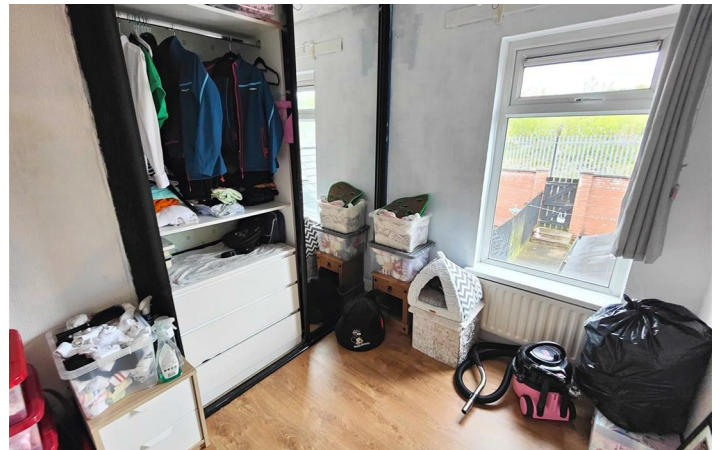
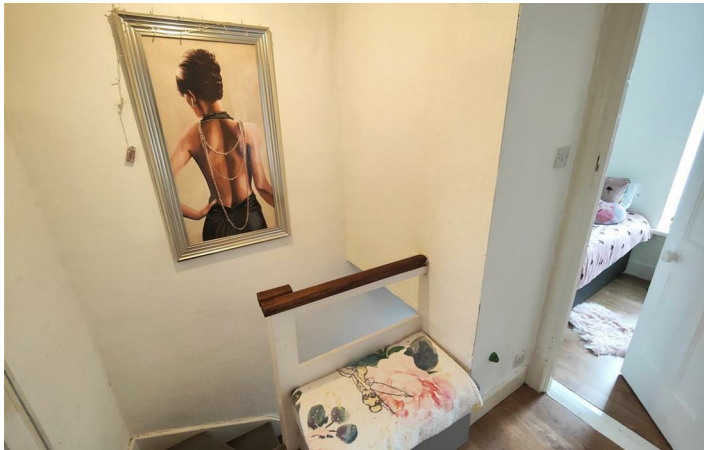
7'3" x 6'9" (2.22 x 2.06)  
Wood laminate floor, panelled radiator, built-in storage,

## Outside

Hard landscaped gardens front and rear. Rear with outside tap, outside light, pvc oil tank, boiler house.

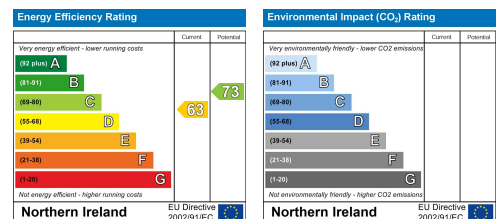


## Directions



# Floor Plan

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