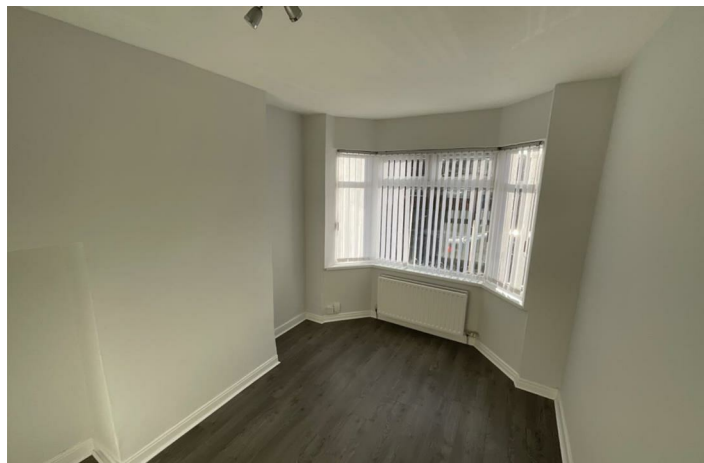
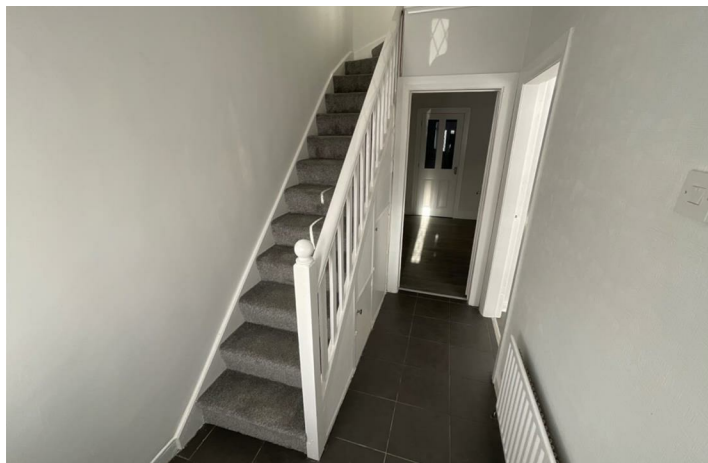
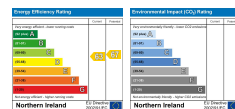




11 Forth Parade
Belfast, BT13 3FD

Offers in excess of
£99,950



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, Belfast, BT13 3FD

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An exceptionally well presented and refurbished townhouse in a highly regarded residential location which boasts the highest quality of fixtures and fittings throughout.

Internally the dwelling comprises of an entrance hallway, two spacious receptions, brand new fitted kitchen, classic white bathroom suite and three well proportioned bedrooms. Outside there are enclosed yards to the front and rear.

The property further benefits from newly installed gas fired central heating and full uPVC double glazing.

Forth Parade is conveniently located close to many leading shops and amenities including Woodvale Park, Ballygomartin Tesco and a whole host of independent traders. It also shares excellent transport links with Belfast City Centre with the closest bus stop just minutes from the front door.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

Ground Floor

Entrance Hall

PVC front door with glass insets, under stair storage housing electricity meter, tiled flooring, panelled radiator, stairs leading to first floor

Front Reception 11'11" x 9'4" (3.65m x 2.86m)

Into bay, wood laminate flooring, double panelled radiator

Rear Reception 10'2" x 15'5" (3.12m x 4.70m)

Attractive electric fireplace, wood laminate flooring, double panelled radiator

Kitchen 11'1" x 6'1" (3.40m x 1.86m)

Brand new fitted kitchen with a wide range of high and low level units and contrasting worktops, stainless steel sink and drainer with mixer taps, integrated oven and hob with extractor hood, plumbed for a washing machine, fridge freezer space, double panelled radiator, tiled flooring, access to rear yard

First Floor

Landing

Access to roof space

Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basin and panelled bath with electric shower overhead, tiled flooring, double panelled radiator, enclosed storage cupboard

Front Bedroom 12'4" x 9'2" (3.76m x 2.81m)

Double panelled radiator

Rear Bedroom 10'2" x 9'5" (3.11m x 2.89m)

Double panelled radiator

Third Bedroom 6'11" x 5'10" (2.11m x 1.80m)

Panelled radiator

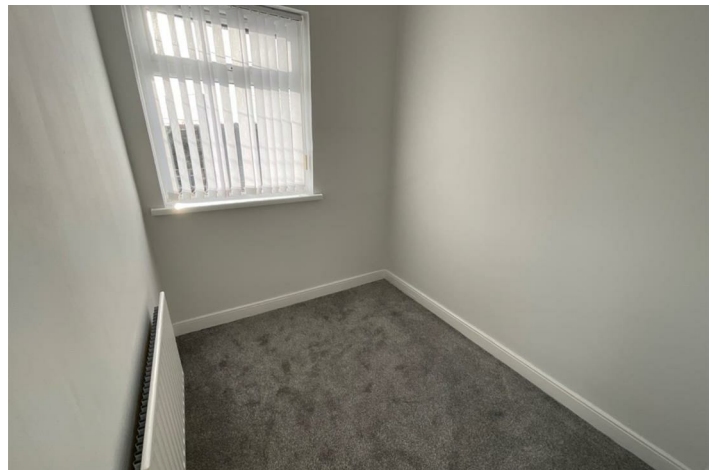
Outside

Front

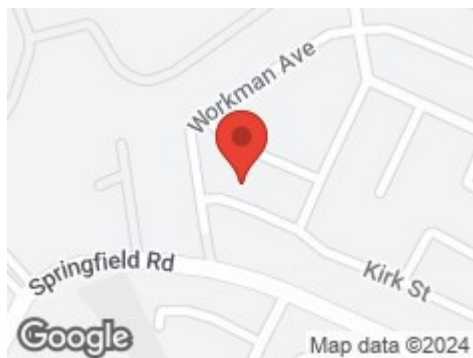
Metal privacy fence and entrance gate, stoned yard area

Rear

Fully covered yard with access to rear entry



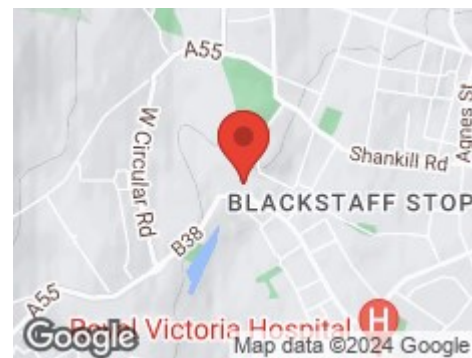
Road Map



Hybrid Map



Terrain Map



Floor Plan

VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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