



13 Formby Park, Belfast BT14 6PS

£575.00 Monthly

Lettings Company is pleased to offer this well presented, 2 bedroom semi detached property for the 1st time to the open rental market, Conveniently situated on the quiet residential turning of Formby Park, Belfast.

PROPERTY TYPE: Semi-Detached

RECEPTIONS: 1 / **BEDROOMS:** 2 / **BATHROOMS:** 1

FEATURES:

- Front & rear extensions
- Family size kitchen & dining room
- Gas central heating
- Large enclosed rear garden
- You can book a viewing online 24/7 at www.lettings-company.com

- Fantastic 2 bedroom semi
- Large living room w/ fireplace
- Modern fitted shower suite
- Fully double glazed
- Available Now

IMAGES:



DESCRIPTION:

Lettings Company is pleased to offer this well presented, 2 bedroom semi detached property for the 1st time to the open rental market, Conveniently situated on the quiet residential turning of Formby Park, Belfast.

Located just off the main Ballysillan Road, this property benefits from being within walking distance of many convenience shops, eateries and other local amenities such as a nearby Dr's surgery and a church. Not only is the property on the doorstep of many benefits, it's also just a few short minutes walk from Cliftonville Golf Club, Glenbank Park and Clarendon Park, making it very well suited for couples or families alike.

The property itself has been decorated and maintained to a great standard with fresh paint having recently been applied, finished with various contemporary schemes throughout.

The ground floor comprises: An excellent size living room with front extension featuring great natural light from the windows and a feature fireplace with surround. Large modern fitted kitchen and dining area with appliances incl. fan oven, gas hob (LPG), fitted extractor fan, plumbing for a washing machine and space for a fridge freezer. Ground floor W.C. plus storage under stairs.

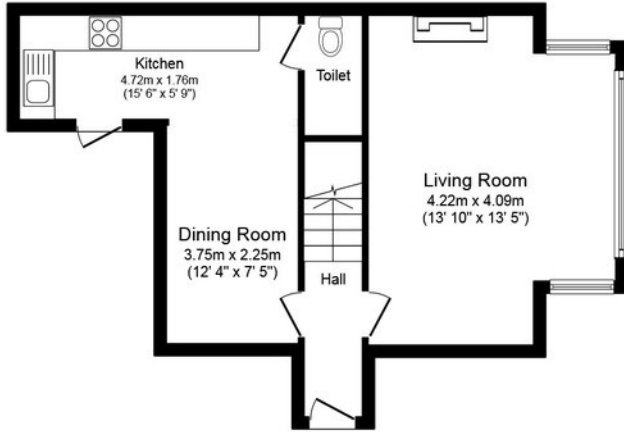
To the first floor is a modern shower suite, featuring a corner base walk in shower cubical with fully electric shower, pedestal hand wash basin and W.C. finished in white porcelain with chrome fixtures. Two large double bedrooms to rear and front aspect, both very well finished, with the master bedroom featuring two great size fitted wardrobes.

The property further benefits from gas fired central heating, full double glazing, a fully enclosed front and rear garden and is offered for rent inclusive of council tax rates.

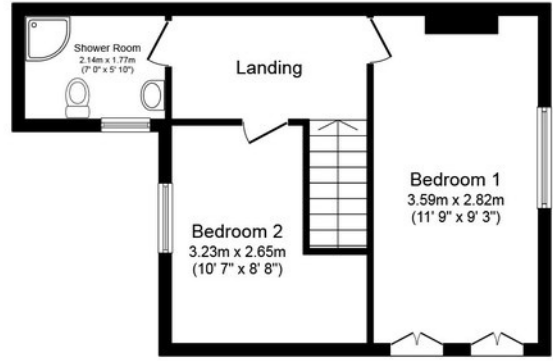
13 Formby Park is a fantastic home with so much potential, we highly recommended the property for immediate viewing, virtually and in person.

YOU CAN BOOK A VIEWING ONLINE 24/7 WITH OUR DEDICATED BOOKING SYSTEM! VISIT LETTINGS-COMPANY.COM AND CLICK 'BOOK A VIEWING' TO GET SET UP! ALTERNATIVELY, CALL US ON 079 8356 7878 TO ARRANGE AN APPOINTMENT.

FLOORPLANS:



Ground Floor



First Floor

Total floor area 85.7 sq.m. (922 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.