



## 68 Euston Street, Woodstock Road, Belfast, BT6 9AF

**Asking Price £149,950**

Located just between the Woodstock and Castlereagh Road, this mid-terrace property offers an ideal opportunity for the investor or first time buyer looking to purchase a property or looking to take their 1st steps upon the property ladder. The property comprises one reception room, fitted kitchen with dining area, two spacious bedrooms and a shower suite on the 1st floor. The property also benefits from gas central heating, double glazing and a good size garden to the rear. The surrounding area also prospers from an abundant selection of shops, schools and public transport links which offer a short commute into and around Belfast city centre. Chain free, this property is sure to appeal, so viewings are recommended at your earliest convenience!

- Modern mid terrace home
- Two bedrooms
- Kitchen open to dining area
- Gas central heating
- Gardens to the rear
- Close to so many amenities
- Lounge
- 1st floor shower suite
- Double glazed windows
- Chain free onward sale

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		71	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland  
EU Directive 2002/91/EC

### The accommodation comprises

Pvc double glazed front door leading to the entrance hall.

### Entrance hall

Small storage.

### Lounge 10'9 x 10'7 (3.28m x 3.23m)



Laminate flooring.

### Kitchen / dining 14'2 x 11'9 (4.32m x 3.58m)



Range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, part tiled walls, 4 ring hob and oven, extractor fan, plumbed for washing machine, fridge freezer space, gas boiler.

### Dining image



Access to the rear gardens.

### 1st floor

### Bedroom 1 14'1 x 10'8 (4.29m x 3.25m)



Built in robe.

### Bedroom 2 8'6 x 7'2 (2.59m x 2.18m)



Built in mirrored robes.

### Shower room 6'7 x 6'6 (2.01m x 1.98m)



White suite comprising corner shower cubicle with electric shower, low flush w/c. pedestal wash hand basin, extractor fan.

### Outside

#### Rear gardens

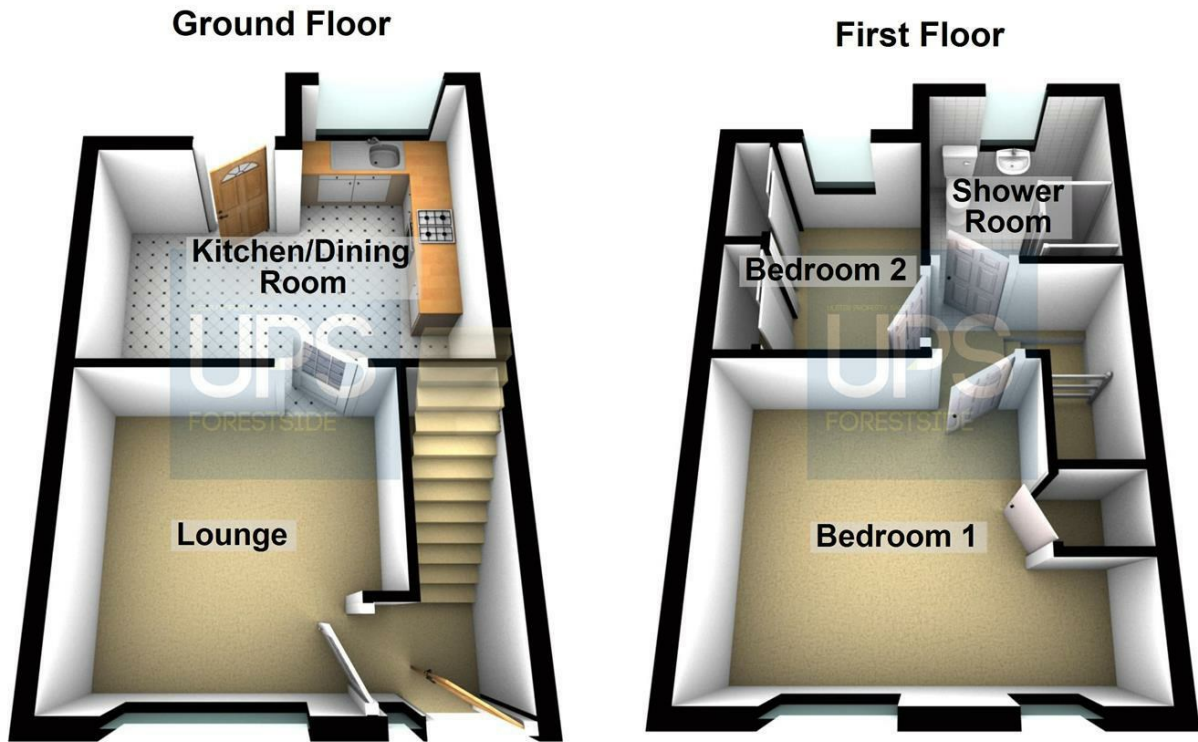


Low maintenance gardens to the rear in loose stone and flagged patio area. Access to the shared alleyway.

### Rear elevation

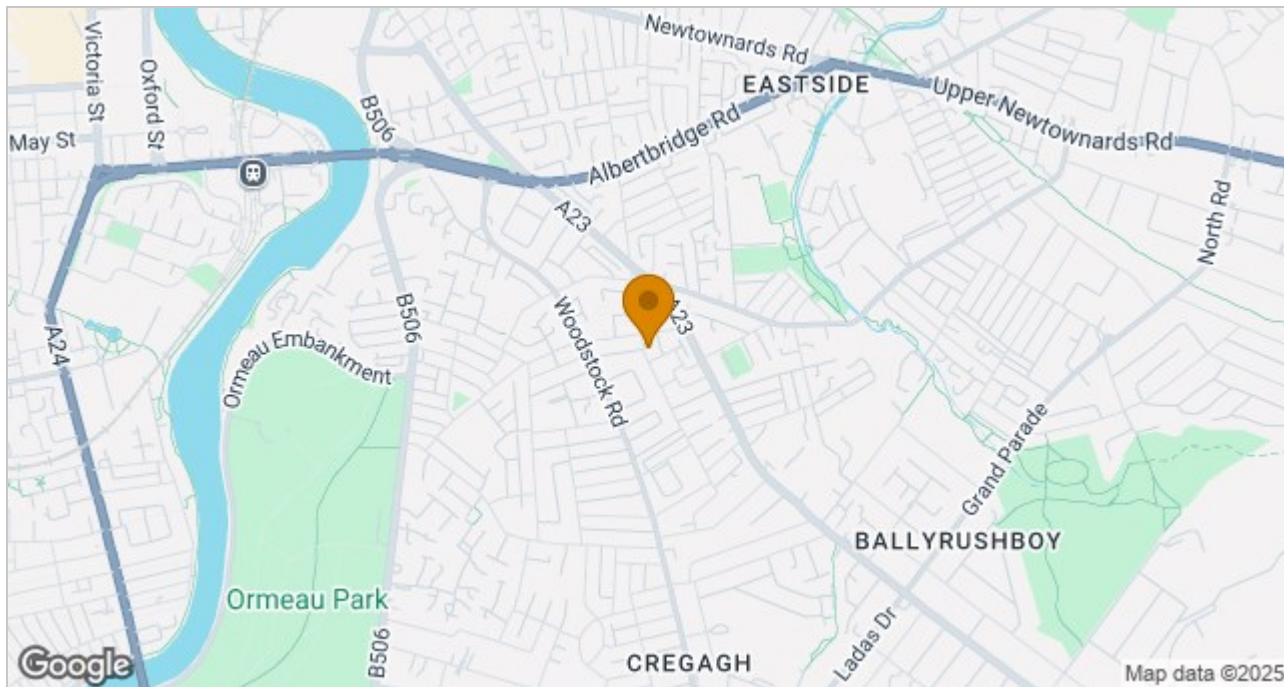


## Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)  
©Ulster Property Sales is a Registered Trademark