



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

Asking Price £145,000

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		
(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

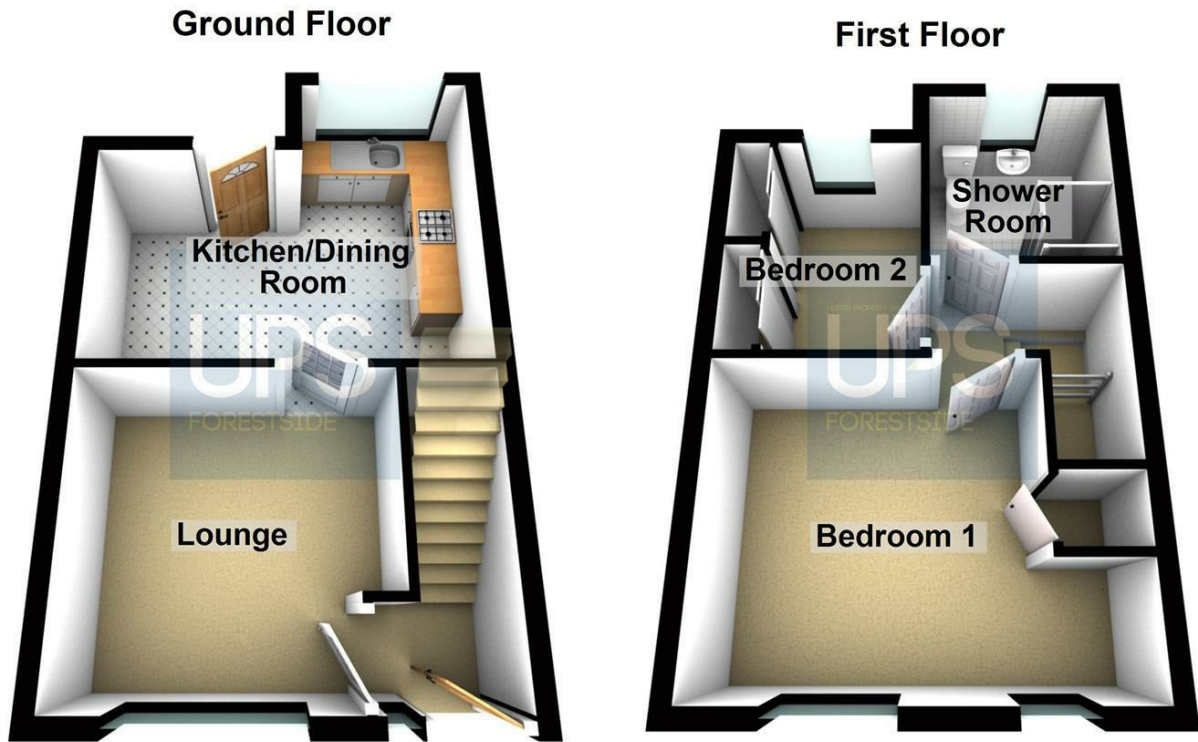


Low maintenance gardens to the rear in loose stone and flagged patio area. Access to the shared alleyway.

Rear elevation

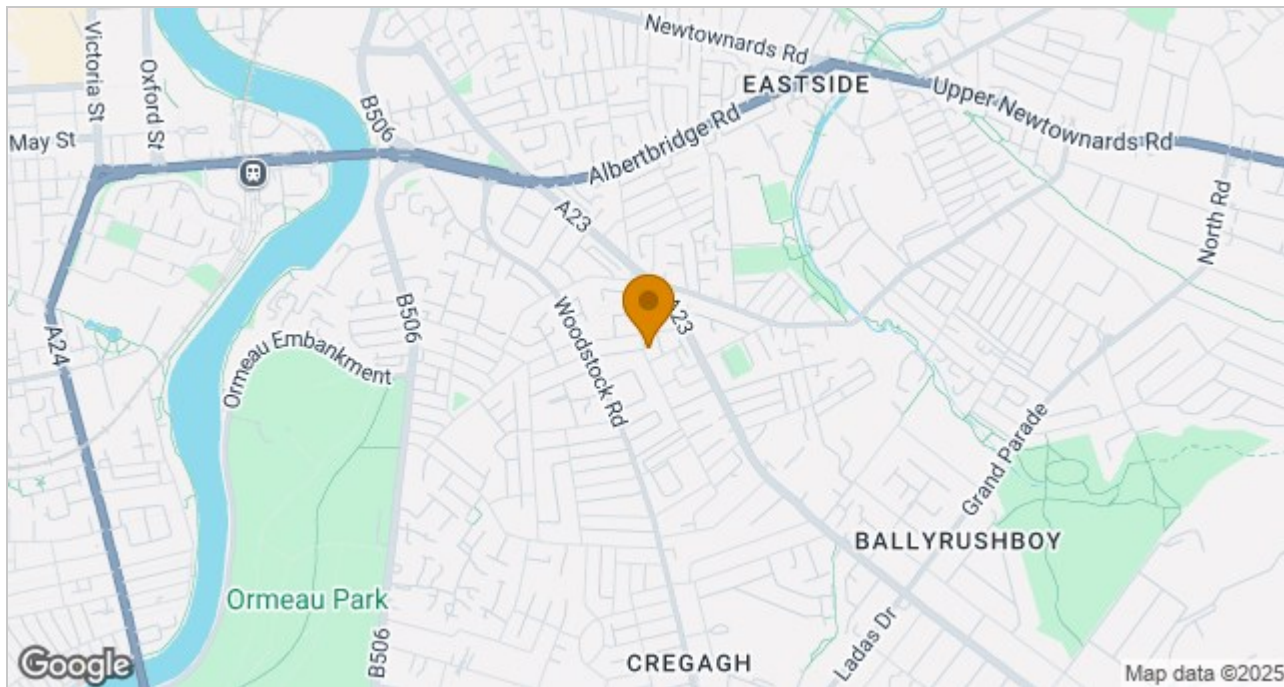


Floor Plan



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.

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