

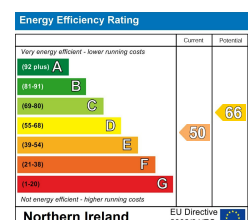


74 Ulsterville Gardens, Belfast, BT9 7BB

Guide Price £180,000

We are pleased to offer for sale this well presented mid terrace property located just off the Lisburn Road. The accommodation comprises spacious living room, dining room, modern fitted kitchen, three good sized bedrooms and first floor bathroom suite. Externally there is a private, enclosed south facing patio garden to rear. Ulsterville Gardens is within easy walking distance to a wide range of amenities including Queens University, the City Hospital and Belfast City Centre along with the many shops, restaurants & cafés on the Lisburn Road making this an excellent opportunity for a range of purchasers including the first time buyer or investor seeking a prosperous rental return.

- Well Presented Terraced Home
- Two Reception Rooms
- First Floor Bathroom Suite
- Oil Fired Central Heating
- Three Good Sized Bedrooms
- Modern Kitchen
- Enclosed South Facing Patio Garden To Rear
- Convenient Location Within Walking Distance To A Host Of Amenities

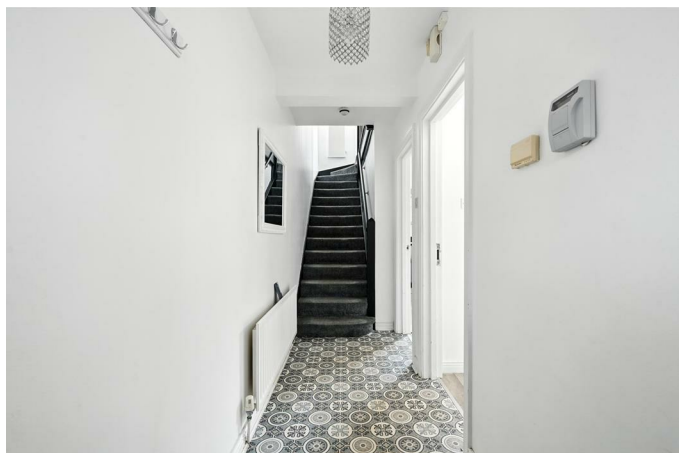


**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

Composite front door.

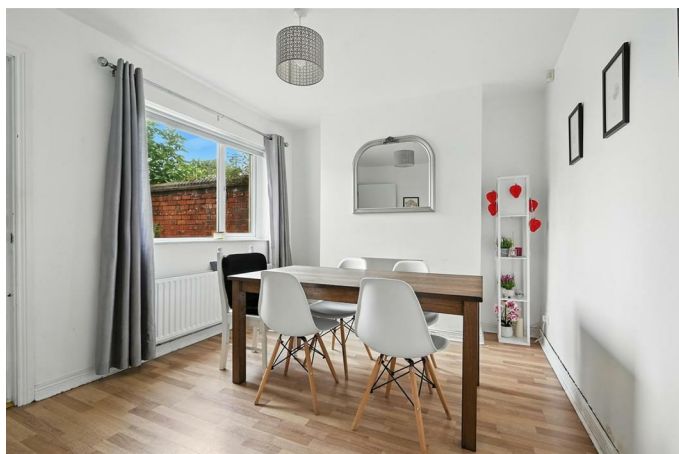
HALL



LIVING ROOM 12'5" x 11'1" into bay (3.8 x 3.4 into bay)



DINING ROOM 11'9" x 9'6" (3.6 x 2.9)



Storage under stairs.

KITCHEN 10'2" x 6'10" (3.1 x 2.1)



Range of high and low level units, plumbed for washing machine, stainless steel sink unit with drainer, part tiled walls, ceramic tiled floor.

ON THE FIRST FLOOR

BEDROOM ONE 9'10" x 8'6" (3.0 x 2.6)



BEDROOM TWO 9'6" x 9'6" (2.9 x 2.9)



BEDROOM THREE 11'1" x 6'2" (3.4 x 1.9)



Built in robe.

BATHROOM



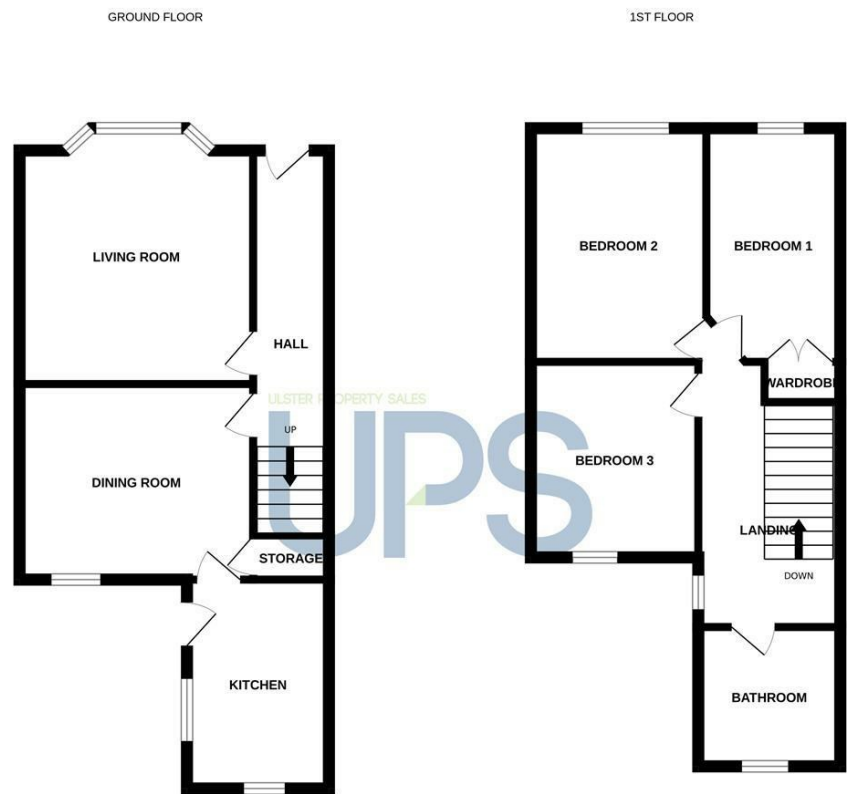
White suite comprising bath with electric shower over, pedestal wash hand basin, low flush W.C, fully tiled walls and ceramic tiled floor.

OUTSIDE



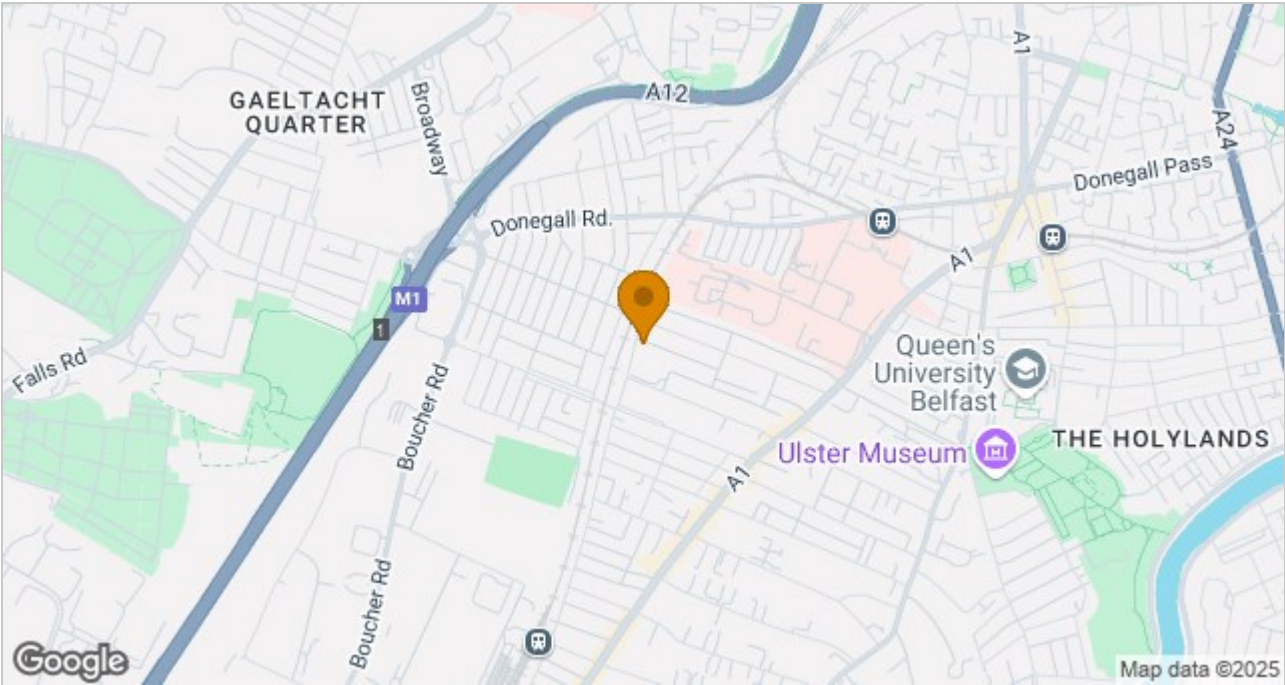
Enclosed south facing patio garden to rear.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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