



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



18 Harrisburg Street , BT15 3JH

Offers Over £165,000

Beautifully Presented Modern Constructed Semi Detached Villa in Ever Popular Location Just A Short Commute To The City.

A beautifully presented modern constructed semi detached villa holding a prime position within this most popular development. The modern interior comprises 3 bedrooms, master bedroom with en-suite shower room, spacious lounge, modern fitted kitchen incorporating built-under oven and gas hob, downstairs furnished cloakroom and classic white bathroom suite to the first floor. The dwelling further offers upvc double glazed windows, gas fired central heating and Pvc fascia and eaves. A most convenient location with excellent local shopping, public transport with the City and Belfast's New University on its doorstep, a private rear garden with ample driveway parking makes immediate viewing a must for the first time buyer or young family alike - Early Viewing is highly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(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

18 Harrisburg Street , BT15 3JH



- Modern Semi Detached Villa
- Upvc Double Glazed Windows
- Pvc Fascia And Eaves
- Driveway Parking
- 3 Bedrooms Spacious Lounge
- Downstairs Furnished Cloakroom
- Gas Central Heating
- Modern Fitted Kitchen
- En-Suite Shower Room
- Classic White Bathroom

Entrance Hall

Hardwood entrance door, ceramic tiled floor, double panelled radiator.

Lounge

16'2" x 12'5" (4.94 x 3.80)

Under stairs cloaks, wood laminate floor, double panelled radiator.

Kitchen

20'3" x 8'2" (6.19 x 2.49)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-under oven and gas hob, stainless steel canopy extractor fan, plumbed for washing machine, fridge/freezer space, recessed lighting, uPvc double glazed patio door, double panelled radiator.

Dining Area

Furnished Cloakroom

White suite comprising pedestal wash hand basin, low flush wc, Lvf flooring, panelled radiator.

First Floor

Landing, access to roof space, panelled radiator, storage cupboard, concealed gas boiler.

Bedroom

10'2" x 8'5" at widest (3.10 x 2.59 at widest) Panelled radiator, wood laminate floor, storage cupboard.

Bedroom

9'6" x 9'7"8" at widest (2.90 x 2.98 at widest) Lvf flooring, panelled radiator.

Bedroom

11'6" x 10'2" at widest (3.52 x 3.11 at widest) Panelled radiator.

En-suite Shower Room

Comprising shower cubicle, electric shower, pedestal wash hand basin, low flush wc, recessed lighting, Lvf flooring.

Bathroom

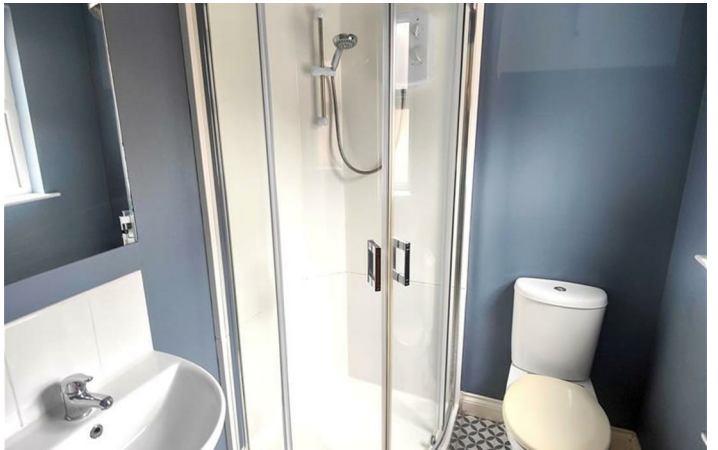
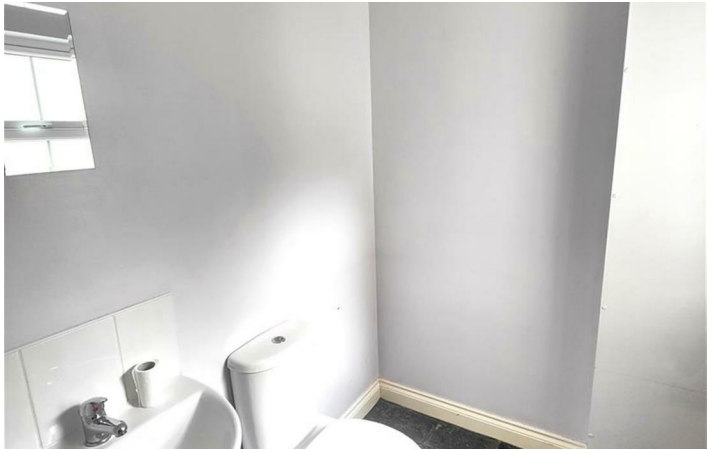
White suite comprising panelled bath, shower screen, electric shower unit, pedestal wash hand basin, low flush wc, partly tiled walls, panelled radiator.

Outside

Hard landscaped rear garden in extensive patio areas, outside light and tap, driveway car parking bay.



Directions



Floor Plan

18 Harrisburg Street, BELFAST, BT15 3JH



Ground Floor

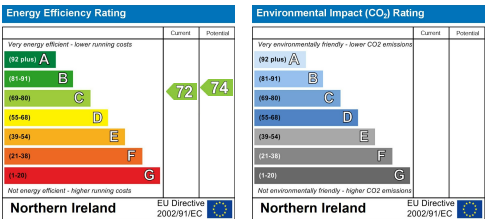


First Floor

Total Area: 78.1 m² ... 840 ft²

All measurements are approximate and for display purposes only

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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