



## 75 Larkfield Road, Belfast, BT4 1QF Offers in the region of £125,000

- Mid terrace property with planning permission granted for a single storey rear extension - LA04/2023/4127/F
  - Lounge
  - Dining Room
  - Three bedrooms
  - Fully fitted kitchen
- Shower room with a three piece white suite
  - Gas fired central heating
- Within walking distance to the array of shops on the Belmont Road
  - Popular residential location
- Early viewing comes highly recommended

Upvc front door



Upstairs landing  
Access to roof space.

Bedroom 1 9'9" x 8'9" (2.99 x 2.68 )



Entrance Hall  
Tiled floor.

Lounge 9'9" x 9'6" (2.98 x 2.91)



Bedroom 2 9'09"x 7'08" (2.97mx 2.34m )



At widest points  
Feature fireplace with granite effect inset and hearth  
with electric fire.

Dining Room 9'9" x 9'6" (2.99 x 2.91)  
Herringbone style laminate wooden floor.

Kitchen 13'11"x 4'10" (4.24mx 1.47m )



At widest points.  
Built in storage.

Range of high and low level units with stainless steel 1.5  
bowl sink with drainer and chrome mixer tap. Space for  
cooker, space for fridge freezer, plumbed for washing  
machine. Tiled floor.

Bedroom 3 6'2" x 5'9" (1.89 x 1.77)



Outside



Enclosed rear yard. Large garden area to the front of the property.

#### DISCLAIMER

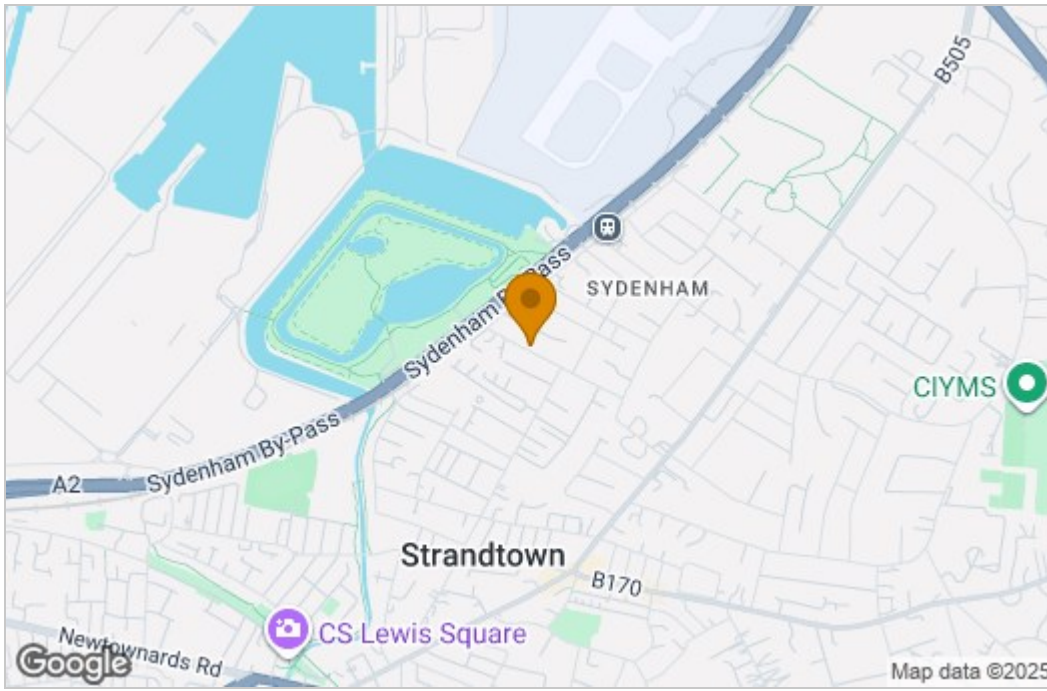
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Shower room

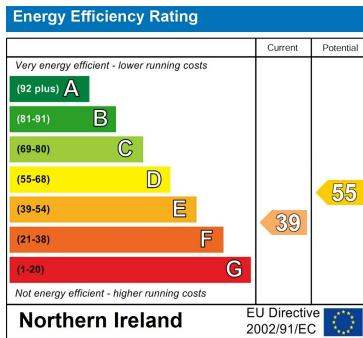


Three piece white suite comprising low flush WC, pedestal wash hand basin with chrome mixer tap, corner shower unit with electric Mira shower. Tiled floor, fully tiled walls uPvc panelled ceiling with recessed low voltage lighting. Chrome towel radiator.

## Area Map



## Energy Efficiency Graph



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