



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)



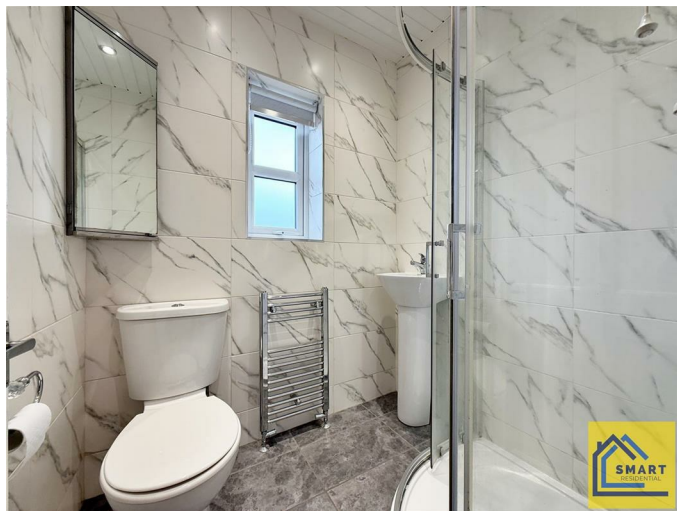
Range of high and low level units with stainless steel 1.5
bowl sink with drainer and chrome mixer tap. Space for
cooker, space for fridge freezer, plumbed for washing
machine. Tiled floor.

At widest points.
Built in storage.

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



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.

Outside

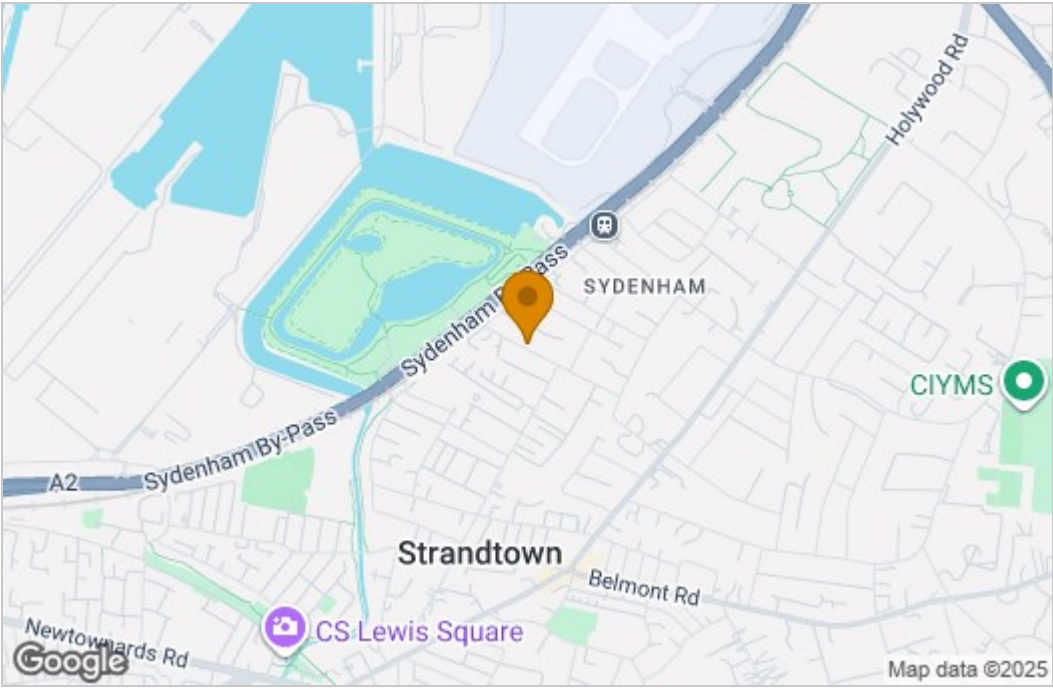


Enclosed rear yard. Large garden area to the front of the property.

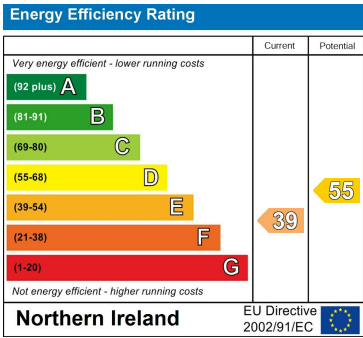
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Area Map



Energy Efficiency Graph



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