



36 Ethel Street
Lisburn Road, Belfast
BT9 7FW

Offers Over £240,000

- SUPERB MID TERRACE PROPERTY IN AN EXCEPTIONALLY CONVENIENT LOCATION
 - BRIGHT & SPACIOUS LOUNGE OPEN PLAN TO DINING ROOM
 - FITTED KITCHEN
 - 2 GOOD SIZED BEDROOMS
 - BATHROOM WITH WHITE SUITE
 - GAS CENTRAL HEATING / DOUBLE GLAZED WINDOWS
 - FULLY MODERNISED WITH EXCEPTIONAL STANDARD OF FINISH THROUGHOUT
 - FRONT FORECOURT AND LARGE ENCLOSED REAR GARDEN SITTING AREA
 - IDEAL FOR OWNER OCCUPIERS OR INVESTORS
 - CONVENIENT TO A WIDE RANGE OF AMENITIES INCLUDING SHOPS, RESTAURANTS AND PUBLIC TRANSPORT
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PROPERTY COMPRISES

This exceptionally well presented mid terrace property is ideally located on a quiet street just off the ever popular Lisburn Road.

The property has been extensively renovated and modernised and offers well proportioned accommodation with a bright and generous lounge which is open plan to the dining room and a fitted kitchen on the ground floor. On the first floor there are two bedrooms and a superb bathroom with white suite.

In addition, the property benefits from gas central heating and double glazed windows along with a front forecourt and a large enclosed rear yard sitting area.

Situated close to many local amenities on Lisburn Road, including shops and public transport, as well as being convenient to Belfast City Centre and Queens University, this delightful property is ideal for either owner occupiers or investors and viewing is highly recommended.

East Belfast Office
223a Upper Newtownards Road,
Belfast, BT4 3JD
028 9065 5060

South Belfast Office
485 Lisburn Road,
Belfast, BT9 7EZ
028 9066 1111

Bangor Office
69 High Street,
Bangor, BT20 5BD
028 9147 9797

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PROPERTY DETAILS AND DIMENSIONS

Front door to entrance porch.

ENTRANCE PORCH Glazed door to entrance hall.

ENTRANCE HALL Tiled floor.

LOUNGE OPEN PLAN TO DINING ROOM 23' 5" x 10' 4" (7.14m x 3.15m) (Overall) Laminate wood effect flooring, bay window, under stairs storage, attractive cast iron fireplace, cornice ceiling.

KITCHEN 14' 1" x 8' 5" (4.29m x 2.57m) Range of high and low level units, work surfaces, single drainer sink unit with mixer tap, Hotpoint four ring hob, extractor fan over, eye level Indesit electric oven, integrated dishwasher, integrated washing machine, integrated fridge and freezer, part tiled walls, laminate wood effect flooring, low voltage spotlights, uPVC double glazed door to rear garden area.

FIRST FLOOR LANDING Access to roof space, storage cupboard with gas fired boiler.

BEDROOM 13' 5" x 9' 7" (4.09m x 2.92m) Wash hand basin.

BEDROOM 10' 6" x 8' 6" (3.2m x 2.59m)

BATHROOM White suite comprising panelled bath with Redring shower over, panelled walls, low flush WC, bidet, pedestal wash hand basin with splash tiling, extractor fan.

OUTSIDE Front forecourt with loose stones, paved path to front door. Delightful enclosed and private paved rear garden sitting area with planting.

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