



114 Ulsterville Avenue
Lisburn Road, Belfast
BT9 7AR

Offers Over £165,000

-
- END TERRACE PROPERTY IN AN EXCEPTIONALLY CONVENIENT LOCATION
 - LOUNGE & SEPARATE DINING ROOM
 - FITTED KITCHEN
 - 3 BEDROOMS
 - BATHROOM WITH WHITE SUITE
 - DOUBLE GLAZED WINDOWS / OIL FIRED CENTRAL HEATING
 - DELIGHTFUL ENCLOSED REAR GARDEN SITTING AREA
 - HMO LICENCE FOR 3 OCCUPANTS / IDEAL FOR OWNER OCCUPIERS OR INVESTORS
 - CONVENIENT TO A WIDE RANGE OF AMENITIES INCLUDING SHOPS, RESTAURANTS AND PUBLIC TRANSPORT
 - WITHIN WALKING DISTANCE OF BELFAST CITY CENTRE, HOSPITALS & QUB

PROPERTY COMPRISES

This well presented end terrace property is ideally located just off Lisburn Road.

The property is well presented by the current owner and offers well proportioned accommodation which briefly comprises an entrance hall, bright and spacious lounge with separate dining room and a fitted kitchen on the ground floor. On the first floor there are three bedrooms and a shower room.

In addition, the property benefits from oil fired central heating and double glazed windows.

Externally there is a front forecourt and a delightful enclosed and private rear garden sitting area.

The property currently holds an HMO Licence for three occupants.

Situated close to many local amenities on Lisburn Road, including shops and public transport, as well as being convenient to Belfast City Centre, Queens University and Belfast City Hospital, 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

fetherstons.com



PROPERTY DETAILS AND DIMENSIONS

uPVC double glazed front door to entrance hall.

ENTRANCE HALL Sanded and varnished floorboards, under stairs storage.

LOUNGE 12' 3" x 11' (3.73m x 3.35m) Sanded and varnished floorboards, decorative fireplace, picture rail.

DINING ROOM 12' 7" x 10' 11" (3.84m x 3.33m) Built-in display shelves.

KITCHEN 8' 1" x 7' 11" (2.46m x 2.41m) Range of high and low level units, work surfaces, 1.5 bowl single drainer stainless steel sink unit with mixer tap, space for cooker, extractor fan over, integrated fridge, part tiled walls, uPVC double glazed door to rear.

FIRST FLOOR LANDING Airing cupboard, built-in storage cupboard.

BEDROOM 10' 9" x 9' 5" (3.28m x 2.87m) Pedestal wash hand basin.

BEDROOM 12' x 11' (3.66m x 3.35m)

BEDROOM 11' x 6' 7" (3.35m x 2.01m)

SHOWER ROOM White suite comprising low flush WC, pedestal wash hand basin, fully tiled shower cubicle with Mira shower, part tiled walls, part tongue and groove walls, tongue and groove ceiling.

OUTSIDE Front garden in loose stones with boundary hedges, paved path to front door. Rear garden in lawn area with additional artificial grass and sheltered paved sitting area, oil tank, oil fired boiler, paved path to the side, garden store.

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

fetherstons.com