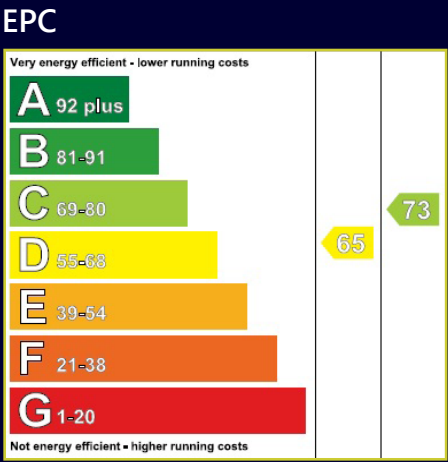


Nelson Court is located off Canmore Street, Shankill Road, Belfast



Dougan
RESIDENTIAL & COMMERCIAL

Unit 6 Orpen Shopping Centre Upper Lisburn Road Belfast BT10 0BG
Telephone 028 9030 8855 Facsimile 028 9061 2252
Email info@douganproperty.com
Web www.douganproperty.com

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11 Nelson Court.
Belfast
BT13 2NN

Asking Price £59,950

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KEY FEATURES

- Semi-Detached Family Home Located In Cul-De-Sac Development Off The Shankill Road
- Excellent Location With Many Shops Close At Hand
- Belfast City Centre Easily Accessible By Bus Or Car
- Front Living Room & Rear Dining Room
- Fitted Kitchen
- Three Generous Bedrooms
- First Floor Family Bathroom
- Driveway
- Enclosed Rear Garden With Patio
- Oil Fired Central Heating/Double Glazed
- Priced To Allow For General Refurbishment



SUMMARY

Semi-detached family home located in a cul-de-sac development off the Shankill Road. The property benefits from an excellent location with many shops and amenities close at hand. Belfast City Centre is easily accessible by bus or car.

Internally the property is deceptively spacious and comprises of a front living room, rear dining room and kitchen on the ground floor. To the first floor are three bedrooms and a bathroom in white suite.

The property further benefits from driveway parking, enclosed rear garden with patio, double glazing and oil fired central heating.

The property has been priced to allow for some general refurbishment. Early viewing is advised.



ACCOMMODATION:

Ground Floor

ENTRANCE HALL:

Pvc front door

LIVING ROOM: 15’ 7” x 11’ 8”

(4.75m x 3.56m)

Measurement at widest points

DINING ROOM: 11’ 0” x 9’ 9”

(3.35m x 2.97m)

KITCHEN: 10’ 6” x 7’ 6” (3.2m x

2.29m) Excellent range of high and

low level units, formica work surfaces, stainless steel sink unit

First Floor

BEDROOM (1): 15’ 6” x 9’ 3” (4.72m

x 2.82m)

BEDROOM (2): 10’ 8” x 10’ 7” (3.25m

x 3.23m)

BEDROOM (3): 10’ 3” x 8’ 4” (3.12m

x 2.54m)

Measurement at widest points

BATHROOM: Panel bath, low flush

w.c, pedestal wash hand basin

Outside

Driveway to side.

Rear garden with patio

*Please note heating systems, appliances and utilities have not been tested