



37 Brookland Street
Lisburn Road, Belfast
BT9 7FZ

Asking Price £147,500

Dougan
RESIDENTIAL

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KEY FEATURES

- Stunning Mid Terrace Located Just Off The Lisburn Road
- Many Shops, Boutiques And Restaurants Are Within Walking Distance
- Bay Fronted Through Lounge With Wooden Floor
- Modern Fully Fitted Kitchen With Dining Area
- Three Double Bedrooms All With Built In Furniture
- Luxury First Floor Shower Room
- Floored Roofspace With Light, Power & Velux Window
- Enclosed Rear Yard
- Gas Fired Central Heating
- Double Glazing
- Adelaide Railway Halt Within Walking Distance
- Excellent First Time Buy Or Investment
- Early Viewing Advised



SUMMARY

Stunning mid terrace located just off the vibrant Lisburn Road. Many shops, boutiques and restaurants are within easy walking distance. Queens University, Stranmillis College and the City Hospital are all close at hand.

Internally the property has been finished to an exceptional standard and comprises of a bay fronted through lounge and a modern fully fitted kitchen with dining area on the ground floor. To the first floor are three double bedrooms all with built in furniture and a luxury shower room.

The property further benefits from gas fired central heating and double glazing.

Early viewing is advised to appreciate this fine home.



ACCOMMODATION:

Ground Floor

ENTRANCE HALL:

Wooden front door, chequered tiled flooring

THROUGH LOUNGE: 20' 4" x 9' 11" (6.2m x 3.02m)

Wooden flooring, bay window

KITCHEN WITH DINING AREA : 18' 6" x 7' 10" (5.64m x 2.39m)

Excellent range of high and low level units with feature under lighting and glazed display cabinets, wine rack and breakfast bar, wood effect work surfaces, stainless steel sink unit, integrated oven and hob with extractor fan over, plumbed for washing machine (appliance included in sale), space for American fridge freezer (appliance included in sale), tiled floor, partly tiled walls

First Floor

LANDING: Linen closet with gas boiler, velux windows, access to floored roof space with light, power & Velux window

BEDROOM (1): 13' 3" x 9' 11" (4.04m x 3.02m)

Built in furniture

BEDROOM (2): 10' 0" x 8' 0" (3.05m x 2.44m)

Built in furniture

BEDROOM (3): 8' 6" x 8' 0" (2.59m x 2.44m)

Built in furniture

SHOWER ROOM:

Luxury suite comprising a fully tiled shower cubicle with Mira electric shower, pedestal wash hand basin with chrome taps, low flush w.c, heated chrome towel radiator, partly tiled walls, tiled floor

Outside

Enclosed rear yard. Outside tap.

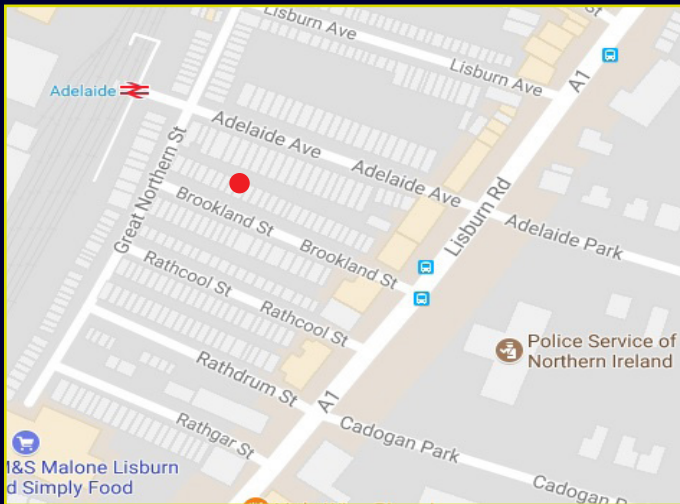
Front forecourt garden.











Very energy efficient - lower running costs

A 92 plus

B 81-91

C 69-80

D 55-68

E 39-54

F 21-38

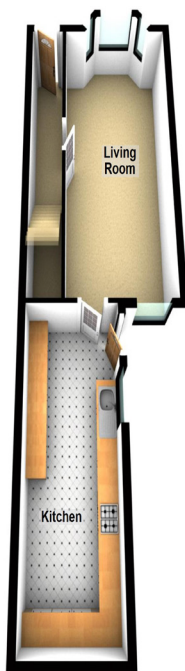
G 1-20

Not energy efficient - higher running costs

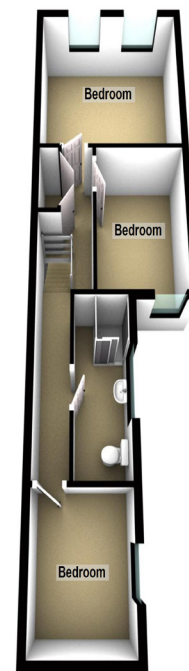
69

70

Ground Floor



First Floor



RICS

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property
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