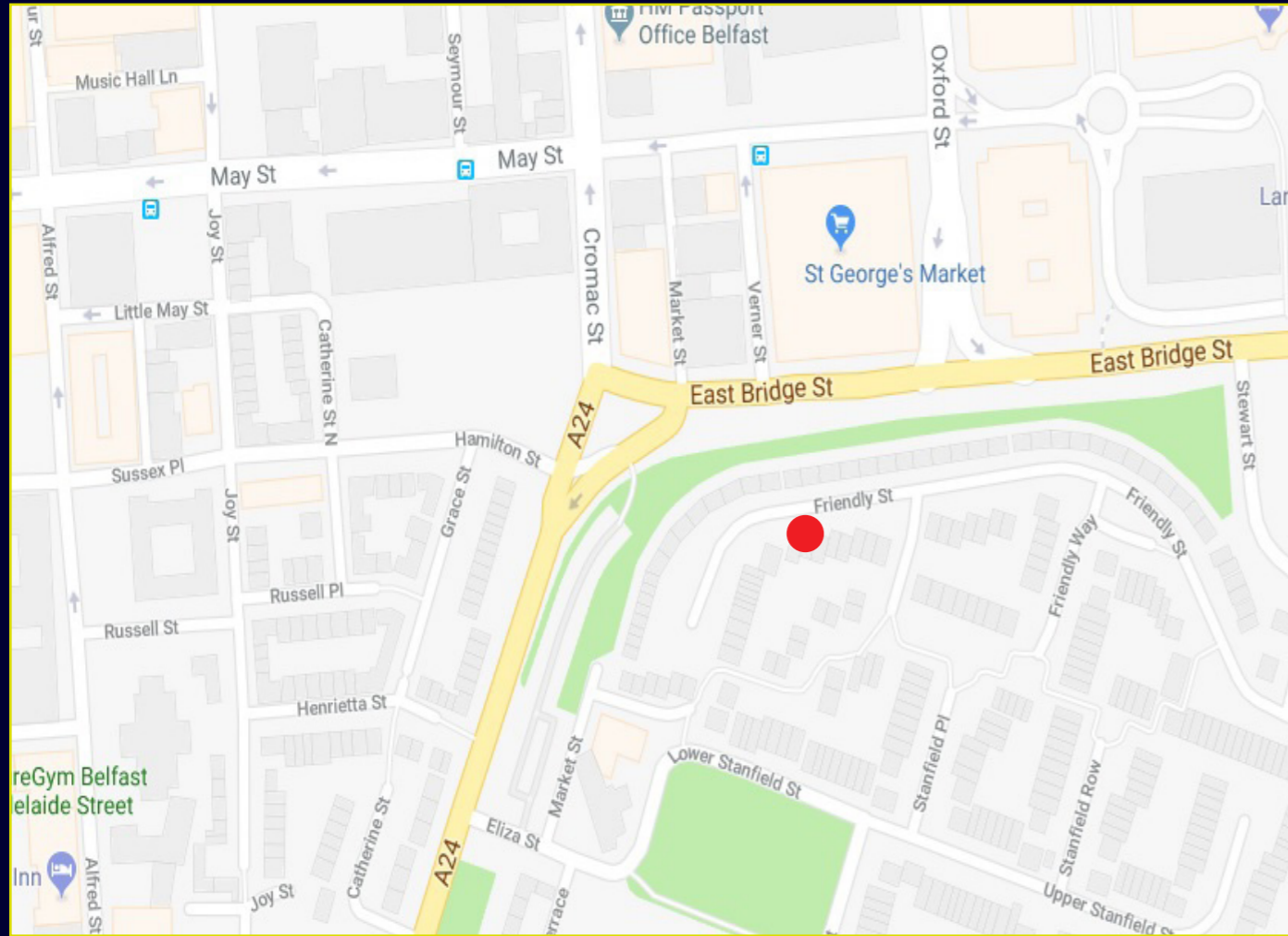


## LOCATION MAP



41 Friendly Street  
Belfast  
BT7 2HP

Asking Price  
£85,000

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6 Orpen Shopping Centre Upper Lisburn Road  
Belfast BT10 0BG  
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Email [info@douganproperty.com](mailto:info@douganproperty.com)  
Web [www.douganproperty.com](http://www.douganproperty.com)

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## KEY FEATURES

- End Terrace Property Located In The Markets Area Of Belfast
- Within Walking Distance Of Belfast City Centre & Central Train Station
- Spacious Living Room
- Modern Fitted Kitchen
- Downstairs WC
- Three Bedrooms
- Bathroom In White Suite
- Oil Fired Central Heating
- Rear Paved Garden Area
- Driveway Parking
- Early Viewing Advised

## SUMMARY

End -Terrace situated in the Markets Area of Belfast benefitting from an excellent location with Belfast City Centre and Central Train Station all within walking distance.

Internally the property is deceptively spacious. The ground floor comprises of a bright and spacious living room, modern fitted kitchen and WC. Three bedrooms and bathroom in white suite are on the first floor. The property benefits from excellent storage throughout.

Externally the property features a rear paved garden area and off street driveway parking. The property further benefits from oil fired central heating.

Early viewing advised to avoid disappointment.



## ACCOMMODATION:

### Ground Floor

**ENTRANCE HALL:** Wooden Front door. Storage cupboards

**WC:** Low flush WC. Wash hand basin

**LIVING ROOM:** 17' 6" x 10' 0" (5.33m x 3.05m) Feature fireplace.

**KITCHEN:** 11' 9" x 11' 3" (3.58m x 3.43m)

Range of high and low level units. Formica work surfaces. Stainless steel sink unit. Integrated oven with 4 ring electric hob and extractor over. Space for fridge. Partly tiled walls. Plumbed for washing machine.

### First Floor

**LANDING:** Storage.

**BEDROOM (1):** 11' 3" x 11' 2" (3.43m x 3.4m)

**BEDROOM (2):** 13' 2" x 8' 0" (4.01m x 2.44m)

**BEDROOM (3):** 11' 3" x 8' 8" (3.43m x 2.64m)

### BATHROOM:

White suite comprising of a panel bath with shower over. Wash hand basin. Low flush WC.

### Outside

Paved rear garden area

Oil tank

Boiler house

Driveway Parking