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16 Stephen Street

Library Street, Belfast
BT1 2JE

Offers Over £134,950

16 STEPHEN STREET, BT1 2JE

- **End Terrace Property in a Prime Location**
- **Good Sized Lounge**
- **Fitted Kitchen**
- **3 Bedrooms**
- **Bathroom with White Suite**
- **Gas Central Heating**
- **Part Double Glazed Windows**
- **Ideal Investment Opportunity**
- **Convenient to Local Amenities**
- **Walking Distance to Queens University and Belfast City Centre**



This superb and substantial end terrace property is ideally located in a prime city centre location.

The property offers well proportioned accommodation comprising a spacious lounge and fitted kitchen on the ground floor. There are three further bedrooms on the upper floors along with a bathroom.

Externally the property has an enclosed rear yard and benefits from partial double glazed windows and gas central heating.

Offering value for money and a wonderful investment opportunity, viewing is highly recommended.





PROPERTY COMPRISES

Front door to entrance porch.

ENTRANCE PORCH Tiled floor, glazed door to lounge.

LOUNGE OPEN PLAN TO DINING AREA 21' 5" x 12' 6" (6.53m x 3.81m) Laminate wood effect floor.

KITCHEN 12' 0" x 8' 0" (3.66m x 2.44m) Range of high and low level units, work surfaces, Leisure 1.5 bowl single drainer stainless steel sink unit with mixer tap, 4 ring gas hob with electric oven under and extractor fan over, plumbed for washing machine, fully tiled walls, tiled floor, concealed gas fired boiler, access to rear.

FIRST FLOOR LANDING

BEDROOM 11' 6" x 10' 3" (3.51m x 3.12m) Built in robe.

BATHROOM White suite comprising panelled bath with mixer tap, pedestal wash hand basin, low flush WC, fully tiled shower cubicle with rainwater shower, fully tiled walls, low voltage spotlights.





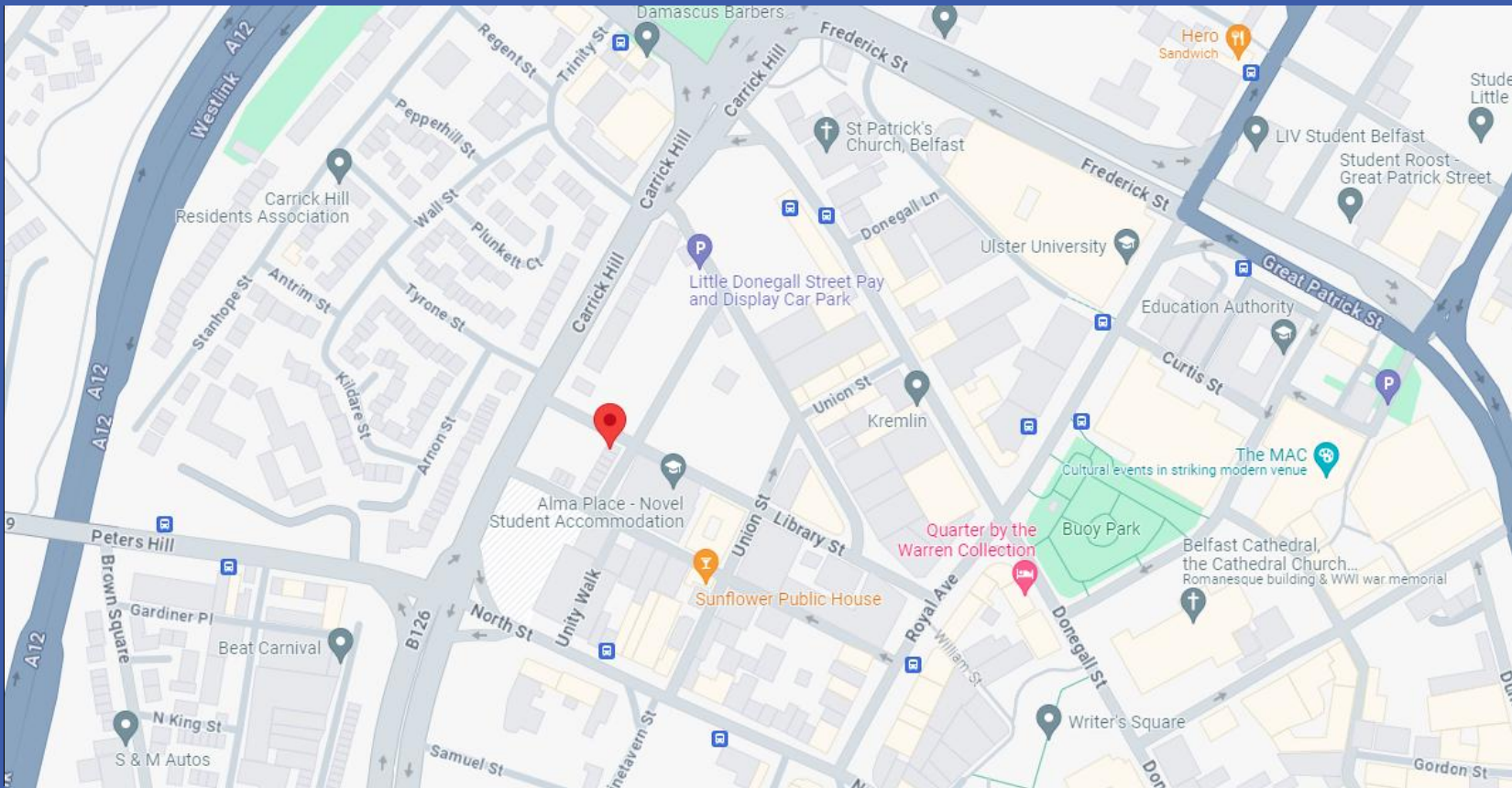
SECOND FLOOR LANDING Access to roof space.

BEDROOM 11' 9" x 10' 3" (3.58m x 3.12m)

BEDROOM 10' 9" x 6' 1" (3.28m x 1.85m) Velux window.

OUTSIDE Enclosed rear yard.





Directions:

Stephen Street is located just off Library Street, Belfast City Centre

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	66 D
39-54	E		
21-38	F		
1-20	G		



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