


56 Kitchener Street, Belfast,  
County Antrim, BT12 6LF

**Offers Over: £179,950**

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

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**Offers Over: £179,950**

EPC Rating: B 83/83

A stunning and recently constructed semi-detached home.

### DESCRIPTION

An excellent opportunity to purchase a recently constructed semi-detached home, located just off the Donegall Road in South Belfast. The home is conveniently located within close proximity of the Belfast City Centre, Belfast City Hospital, and the Boucher Road.

The property provides impressive accommodation throughout, to include a spacious living room with electric fire, a modern kitchen with integrated appliances and space for dining, a downstairs wc, three generous bedrooms, and a modern bathroom with white suite. On the outside of the home, there is a tarmac driveway with space for two cars, a small front garden with plants and shrubs, and an excellent rear garden which has been laid in lawn, and also has a patio area.

We would recommend early viewing to avoid disappointment.

### Entrance Hall

Welcoming entrance hall with a pvc front door and tiled floor leading to the living room.

### Living Room

A spacious living room with space for dining, laminate flooring, and outlook to the front.

### Kitchen

A modern kitchen, with a tiled floor, integrated electric hob and oven, an excellent range of high and low level units, and dining space. The kitchen also has partially tiled walls, and sliding doors leading to the rear garden.

### Downstairs WC

A downstairs wc with a low flush wc, a wall mounted wash hand basin with mixer tap, tiled splashback and tiled floor.

## FIRST FLOOR

### Landing

A spacious landing with carpet and access to roofspace via slingsby ladder.

### Bedroom One

A double bedroom with carpet, built-in sliderobes and outlook to the front.

### Bedroom Two

A double bedroom with carpet, built-in sliderobes and outlook to the rear.

### Bedroom Three

A very generous third bedroom with carpet and outlook to the front.

### Bathroom

A modern bathroom with white suite, to include a wall mounted wash hand basin with mixer tap, a heated towel rail, a bath with thermo-controlled shower unit, and a low flush wc. The bathroom has been beautifully finished with a tiled floor and partially tiled walls.

## OUTSIDE

On the outside of the property, there is a tarmac driveway with space for two cars, a small front garden with plants and shrubs, and a very spacious rear garden which has been laid in lawn and also has a patio area.

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All Measurements  
All Measurements are Approximate.

Laser Tape Clause

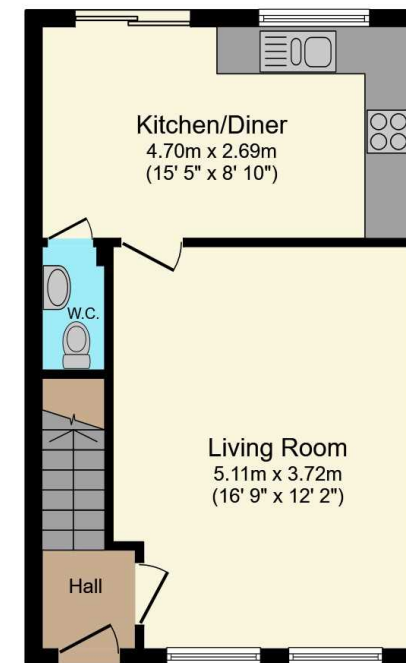
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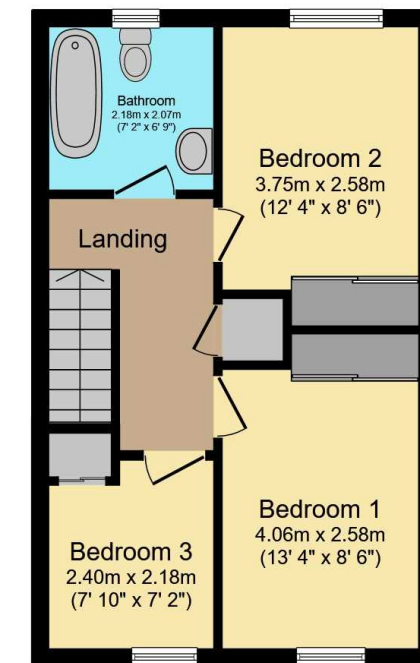
Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 74.3 m<sup>2</sup> (799 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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