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44 Great Northern Street

Lisburn Road, Belfast
BT9 7FN

Offers Over £149,950

44 GREAT NORTHERN STREET, BT9 7FN

- Mid Terrace Property in an Exceptionally Convenient Location
- Bright & Spacious Lounge with Dining Area
- Fitted Kitchen
- 2 Bedrooms
- Bathroom with White Suite
- Gas Central Heating / Double Glazed Windows
- Well Presented Throughout
- Enclosed Rear Yard
- Ideal For Owner Occupiers or Investors
- Convenient to a Wide Range of Amenities Including Shops, Restaurants and Public Transport (Direct Access to Adelaide Train Station)

This well presented mid terrace property is ideally located just off Lisburn Road.

The property is well presented by the current owners and offers well proportioned accommodation with a generous lounge and fitted kitchen on the ground floor. On the first floor there are two good sized bedrooms and a bathroom.

In addition, the property benefits from gas central heating and double glazed windows.

Situated close to many local amenities on Lisburn Road, including shops and public transport, as well as being convenient to Belfast City Centre and Queens University, this delightful property is ideal for either owner occupiers or investors and viewing is highly recommended.

PROPERTY COMPRISES

uPVC double glazed front door to lounge.

LOUNGE WITH DINING AREA 17' 1" x 11' 5" (5.21m x 3.48m) Laminate wood effect floor, cast iron fireplace with tiled hearth.

KITCHEN 12' 9" x 6' 3" (3.89m x 1.91m) Range of high and low level units, work surfaces, 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, concealed gas fired boiler, part tiled walls, under stairs storage and uPVC double glazed door to rear.



FIRST FLOOR LANDING Access to roof space.

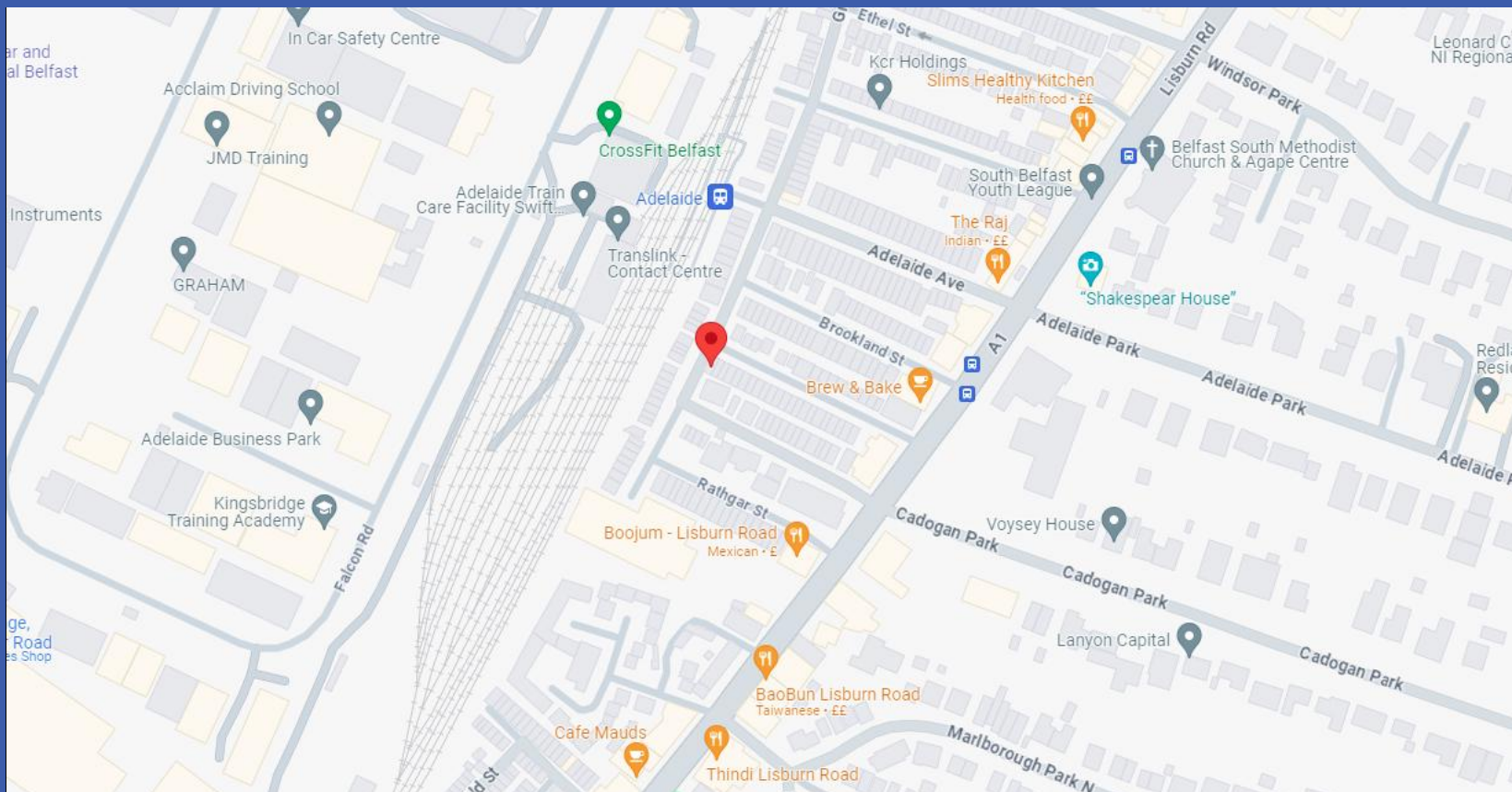
BEDROOM 12' 11" x 6' 3" (3.94m x 1.91m)

BEDROOM 11' 5" x 9' 6" (3.48m x 2.9m)

BATHROOM White suite, panelled bath, low flush WC, pedestal wash hand basin, panelled shower cubicle with Mira shower, part tiled walls, extractor fan.

OUTSIDE Enclosed rear yard.





Directions:

Coming out of Belfast on Lisburn Road, turn right on to Lisburn Avenue and 44 Great Northern Street is at the bottom of the road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	66 D
39-54	E		
21-38	F		
1-20	G		



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