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**7 Mowhan Street**

Lisburn Road, Belfast  
BT9 7HJ

**Offers Over £199,950**

## 7 MOWHAN STREET, BT9 7HJ

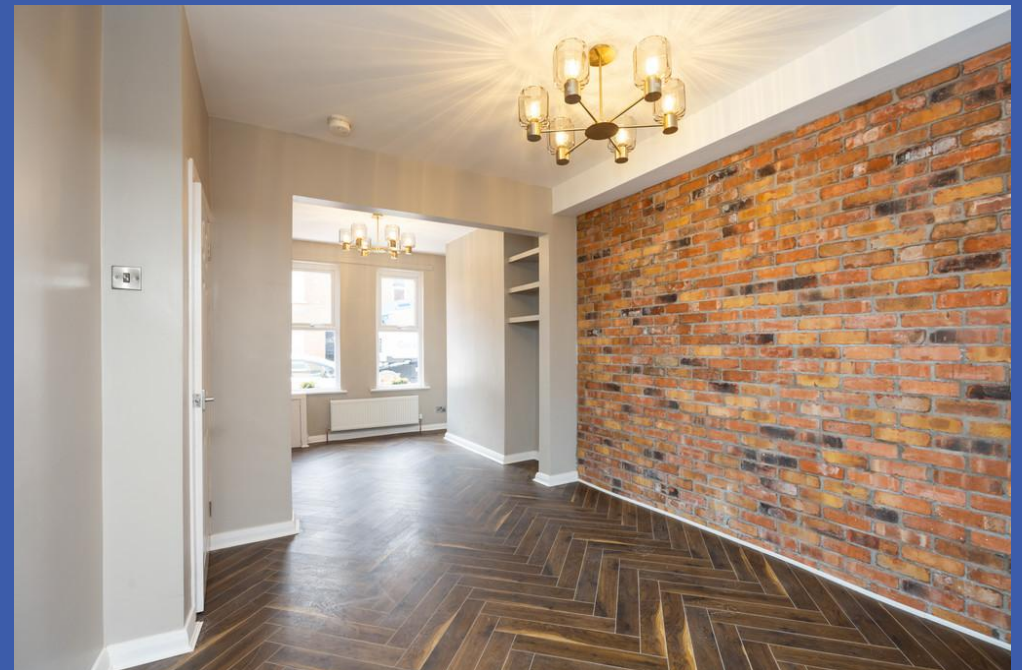
- Extensively Renovated & Superbly Finished Mid Terrace in a Convenient Location
- Bright & Spacious Lounge Open Plan to Dining Area
- Brand New Fitted Kitchen
- 3 Well Proportioned Bedrooms
- New Bathroom with White Suite & Separate Shower Cubicle
- Immaculate Presentation Throughout
- Gas Fired Central Heating / Double Glazed Windows
- Front Forecourt & Enclosed Rear Yard
- Convenient to a Wide Range of Amenities Including Shops, Restaurants and Public Transport
- Ideal for Investors and Owner Occupiers

This deceptively spacious three storey mid terrace property is ideally located just off Lisburn Road.

The property is superbly finished and immaculately presented by the current owners having been extensively modernised to the highest specification, in particular to include a brand new kitchen and bathroom, and offers spacious, well proportioned accommodation which has been adapted to create a superb open plan family space on the ground floor.

The accommodation briefly comprises a generous lounge open plan to dining room and leading to a separate bespoke kitchen on the ground floor. On the upper floors there are three bedrooms and a bathroom. In addition, the property benefits from double glazed windows and gas central heating. The superb renovation of the property also included rewiring and replumbing throughout.

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 entrance hall.

**ENTRANCE HALL** Herringbone style laminate wood effect floor.

**LOUNGE OPEN PLAN TO DINING ROOM 21' 3" x 10' 1" (6.48m x 3.07m)** Herringbone style laminate wood effect floor, feature exposed brick wall, built in display shelves, under stairs storage.

**KITCHEN WITH BREAKFAST AREA 15' 3" x 8' 0" (4.65m x 2.44m)** Extensive range of high and low level units, work surfaces with matching splash back, single drainer stainless steel sink unit with mixer tap, 4 ring hob with electric oven under, splash back behind and extractor fan over, integrated dishwasher, integrated washing machine, integrated fridge/freezer, low voltage spotlights, breakfast bar, concealed gas fired boiler, uPVC double glazed door to rear.





## FIRST FLOOR LANDING

**BEDROOM** 11' 9" x 7' 1" (3.58m x 2.16m)

**BEDROOM** 13' 2" x 10' 0" (4.01m x 3.05m)

**BATHROOM** White suite comprising free standing bath with mixer tap, low flush WC, vanity unit with splash tiling and built in storage, fully tiled shower cubicle with rainwater shower, chrome heated towel rail, tiled floor, low voltage spotlights.

## SECOND FLOOR LANDING

**BEDROOM** 13' 1" x 13' 1" (3.99m x 3.99m) Velux window, storage in eaves.

**OUTSIDE** Front forecourt and enclosed rear yard.



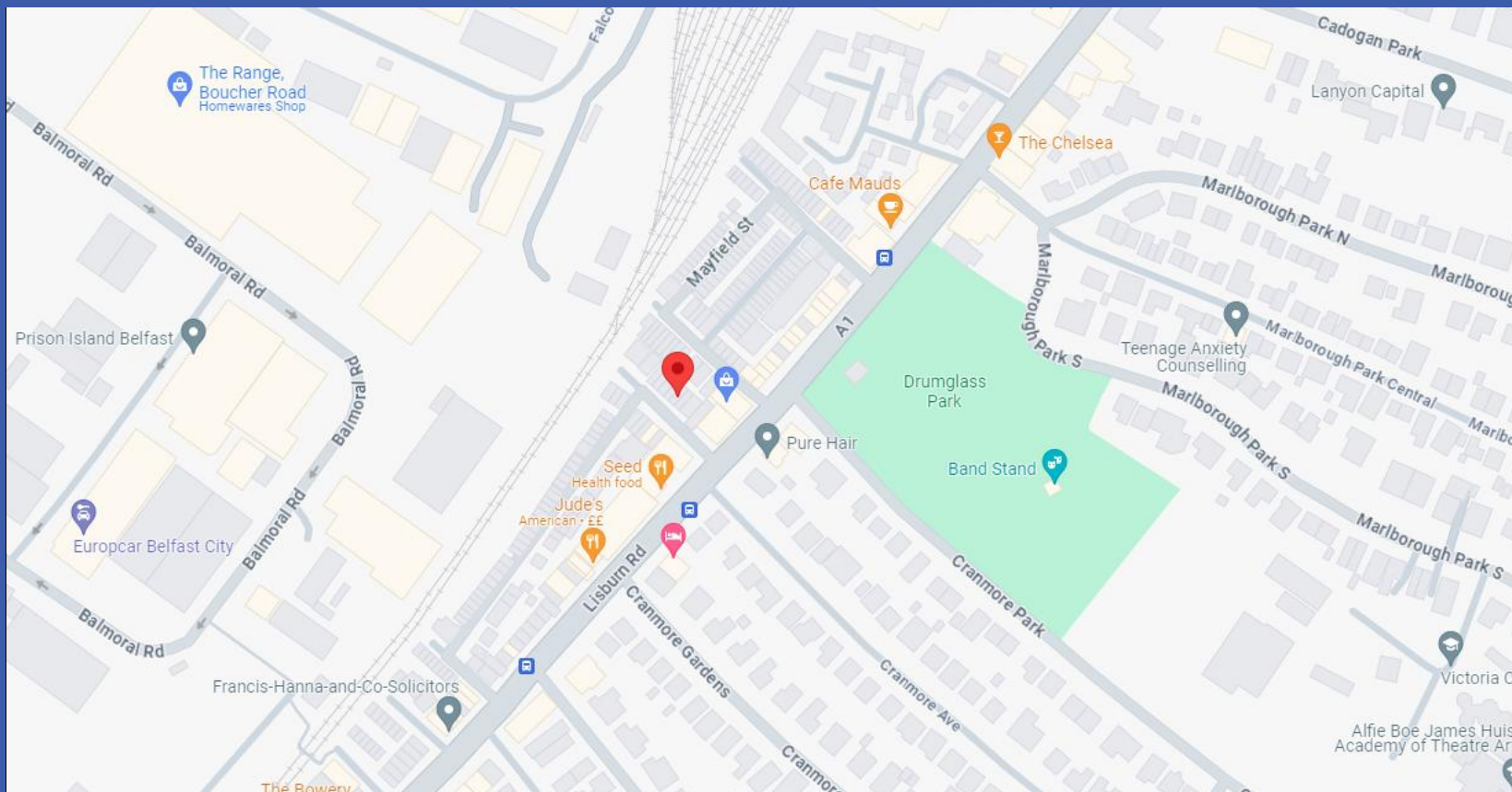












**Directions:**

Coming out of Belfast on Lisburn Road, Mowhan Street is on the right hand side opposite Cranmore Gardens

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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