



34 Upper Stanfield Street, City Centre, Belfast, BT7 2DN

Asking Price £175,000

34 Upper Stanfield Street is a convenient, City Centre location with St Georges Market and Victoria Square only a few minutes walk away. A fantastic location with all the shops, restaurants and entertainment facilities on your door step.

The property itself comprises four bedrooms, spacious lounge, fitted kitchen/dining, downstairs w/c and white bathroom suite on first floor.

The property also benefits from a gas heating system, double glazing, driveway with ample parking to the front and enclosed patio / garden to the rear. An excellent home in a great location!

- Mid Terrace Home
- Spacious Lounge
- Downstairs w/c
- Gas Heating/Double Glazed
- Enclosed Patio To Rear
- Four Bedrooms
- Fitted Kitchen / Dining
- White Bathroom Suite
- Off Street Parking To Front
- City Centre Location

Energy Efficiency Rating		Current	Potential
<small>Key: energy efficient - lower running costs</small>			
(92-100) A			
(81-91) B			
(69-80) C		70	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
Northern Ireland			
<small>EU Directive 2002/91/EC</small>			

Entrance Hall

Pvc glass panelled front door to entrance hall. Glass panelled door to:

Lounge 13'0 x 11'9 (3.96m x 3.58m)



Marble fire-place. Oak flooring.



Inner Hallway

Under-stairs storage.

Downstairs w.c



Sink unit with mixer taps, low flush w.c

Fitted Kitchen/Dining 12'3 x 11'8 (3.73m x 3.56m)



Full range of high and low level units, marble effect worktop, single drainer sink unit with mixer taps, overhead extractor fan, plumbed for washing machine. Fully tiled walls. Tiled flooring. Tongue and groove ceiling. Spot-lights.



First Floor

Bedroom One 13'6 x 12'1 (4.11m x 3.68m)



Decorative stone effect fire-place.

Bedroom Two 12'0 x 10'0 (3.66m x 3.05m)



White Bathroom Suite



Comprising panelled bath with shower unit above, wash hand basin with storage below, low flush w.c Tiled walls

Landing

Built in storage.

2nd Floor

Bedroom Three 12'0 x 8'8 (3.66m x 2.64m)



Bedroom Four 11'8 x 7'3 (3.56m x 2.21m)



Storage into eaves.

Landing

Access to built in storage. Housing gas boiler. Access to the roof-space.

Outside Front

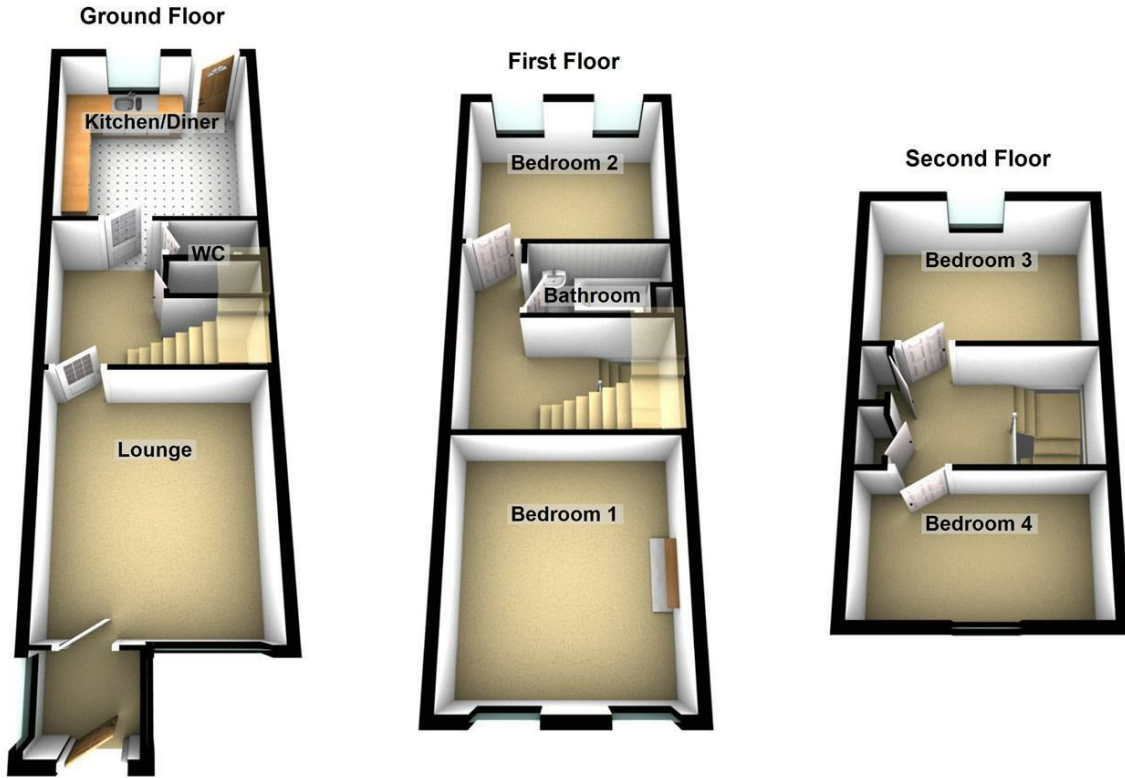
Driveway with ample parking.

Outside Rear



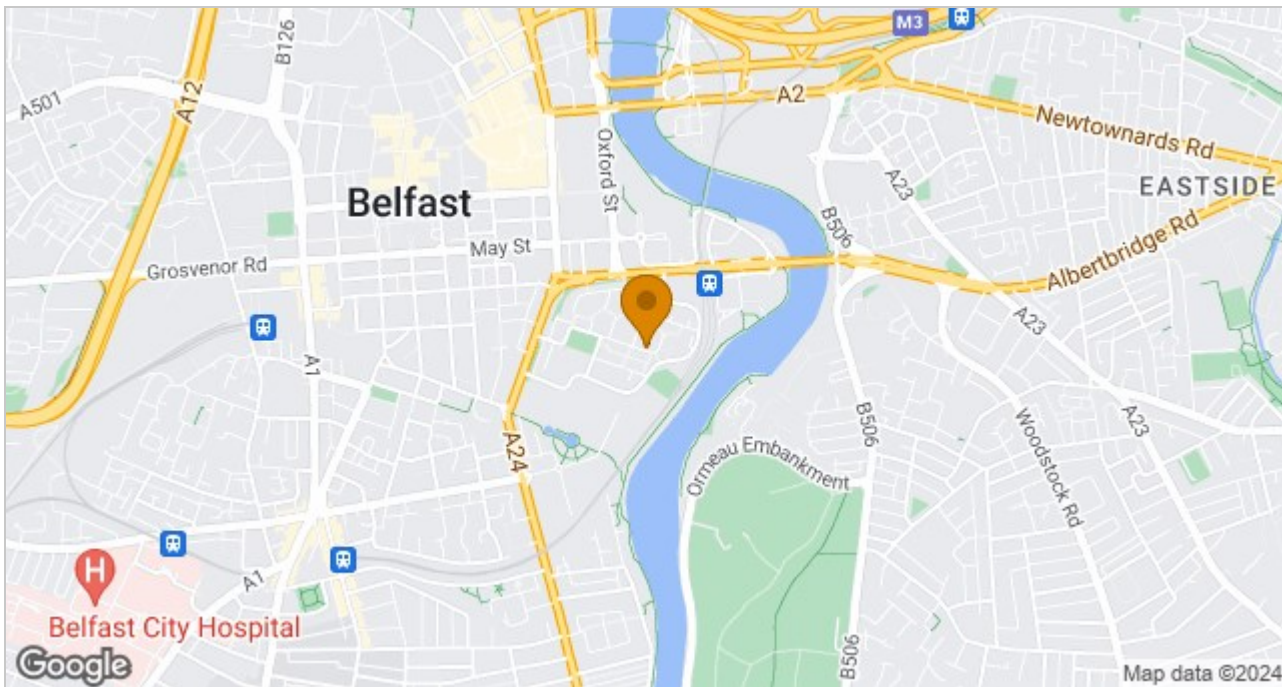
Enclosed rear patio area, bordered by timber fencing. Storage facility.

Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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