



59 Great Northern Street, Belfast BT9 7FL

Offers Around £132,500

**Viewings Strictly by Appointment
with Sole Agents.**

A well presented two bedroom mid terrace just off the Lisburn Road in South Belfast. The location is close to the many amenities offered on the Lisburn Road including shops, restaurants, bars and coffee shops including Tesco's, Co-Op and Chelsea Wine Bar. The motorway is easily accessible and the city centre ten minutes drive away, alternatively there are frequent bus services less than a minutes walk away. The property comprises; One reception room with laminate wooden flooring, modern beech shaker style kitchen with range of high and low level units, electric oven and hob and a built in fridge freezer. Recently fitted downstairs shower room with pedestal wash hand basin, dual flush W.C and an enclosed shower cubicle. The property also benefits from Upvc double glazing and gas fired central heating.

MCGEOWN



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Property Features

- Well Presented Mid Terrace
- One Reception Room
- Two Double Bedrooms
- Modern Shaker Style Kitchen with Appliances
- Newly Fitted Downstairs Shower Room
- Gas Fired Central Heating
- UPVC Double Glazed Windows

Ground Floor

Entrance:

PVC Front Door.

Living Room:

3.21m (10'6) x 8.6m (28'3)
Laminate wooden flooring.
Double panel radiator.

Modern Fitted Kitchen:

2.38m (7'10) x 3.88m (12'9)
Modern beech shaker style kitchen with range of high and low level units, includes electric oven and hob, plumbed for washing machine and build in fridge freezer.

First Floor

Storage cupboard.

Bedroom One:

2.4m (7'10) x 4.18m (13'9)
Double Bedroom

Bedroom Two:

3.41m (11'2) x 4.21m (13'10)
Double Bedroom.

Outside:

Enclosed yard area to rear.

Location:

Easily accessible off the Lisburn Road.

Rates Payable:

£838.01 per annum approx.

Viewings:

By appointment with the sole Selling Agent, Roger Beaumont, McGeown Estate Agents, 02890 668555.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 70 c | 73 c |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Inner Hallway:

Cupboard housing gas boiler.

Shower Room:

Fully tiled shower room comprising pedestal wash hand basin, dual flush wc, walk in doubleshower and chrome towel rail.

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 PROPERTY SALES
  LETTINGS
  MANAGEMENT

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