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**69 Glasgow Street**

York Road, Belfast  
BT15 3JA

**Offers Over £175,000**

## 69 GLASGOW STREET, BT15 3JA

- **Modern Townhouse**
- **Spacious Lounge**
- **Fitted Kitchen with Dining Area**
- **4 Bedrooms Including Master with Ensuite Shower Room**
- **Bathroom with White Suite / Ground Floor Cloakroom with WC**
- **Gas Central Heating / Double Glazed Windows**
- **Well Presented Throughout**
- **Enclosed Rear Yard**
- **Ideal For Owner Occupiers or Investors**
- **Convenient to Amenities Including Shops & Public Transport / Convenient to Belfast City Centre**

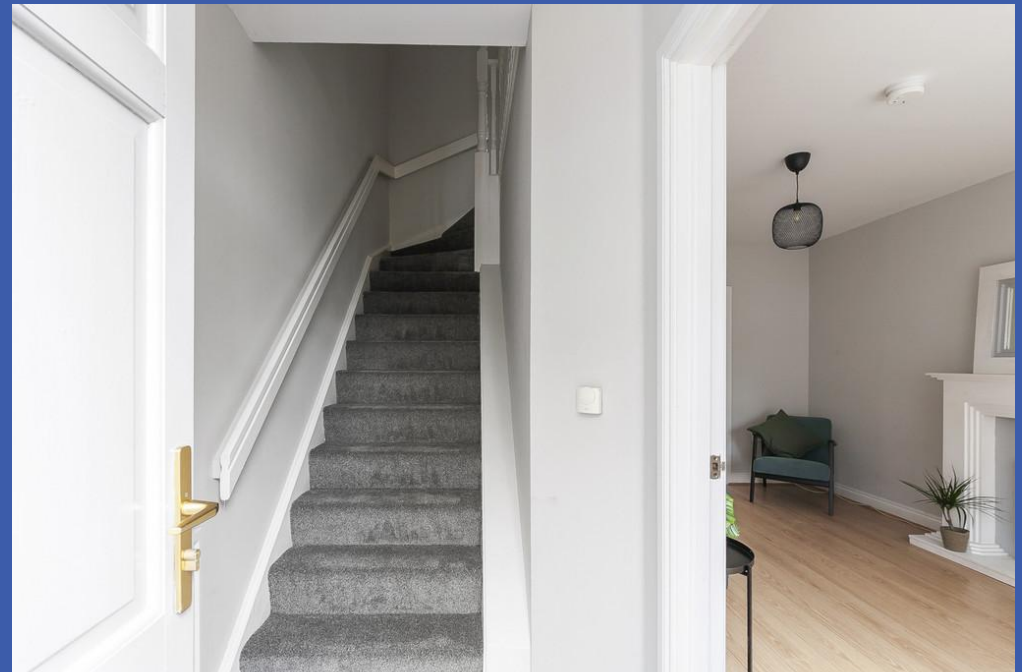
This modern townhouse is ideally location just off York Road, close to Belfast City Centre.

The property is well presented by the current owner and offers spacious accommodation which comprises a good sized lounge, fitted kitchen with dining area and cloakroom with WC on the ground floor. There are two bedrooms and a bathroom on the first floor and a further two bedrooms, including one with ensuite shower room on the second floor.

In addition, there is gas central heating, double glazed windows along with an enclosed rear yard sitting area.

The property is ideal for owner occupiers or investors, offering value for money and convenient to a range of amenities including shops and public transport, whilst remaining close to motorway links, Belfast city centre and the University.

This fine property can only be fully appreciated on internal inspection.







## PROPERTY COMPRISES

Front door to entrance hall.

## ENTRANCE HALL

**LOUNGE 16' 2" x 10' 5" (4.93m x 3.18m)** Laminate wood effect floor.

**KITCHEN WITH DINING AREA 14' 2" x 13' 5" (4.32m x 4.09m) (@ widest points)** Range of high and low level units, work surfaces, 1.5 bowl 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, space for fridge/freezer, part tiled walls, low voltage spotlights, under stairs storage cupboard.

**CLOAKROOM** White suite comprising low flush WC, pedestal wash hand basin with splash tiling.

**FIRST FLOOR LANDING** Storage cupboard.

**BEDROOM 14' 5" x 9' 0" (4.39m x 2.74m)**

**BEDROOM 9' 4" x 7' 2" (2.84m x 2.18m)**





**BATHROOM** White suite comprising panelled bath with splash tiling, low flush WC, pedestal wash hand basin with splash tiling, low voltage spotlights and extractor fan.

**SECOND FLOOR LANDING** Storage cupboard with gas fired boiler.

**BEDROOM 14' 5" x 12' 8" (4.39m x 3.86m)**

**ENSUITE SHOWER ROOM** White suite comprising pedestal wash hand basin with splash tiling, low flush WC, panelled shower cubicle with Mira shower, low voltage spotlights, extractor fan.

**BEDROOM 14' 5" x 6' 6" (4.39m x 1.98m)**

**OUTSIDE** Enclosed rear yard, sitting area with loose stones.

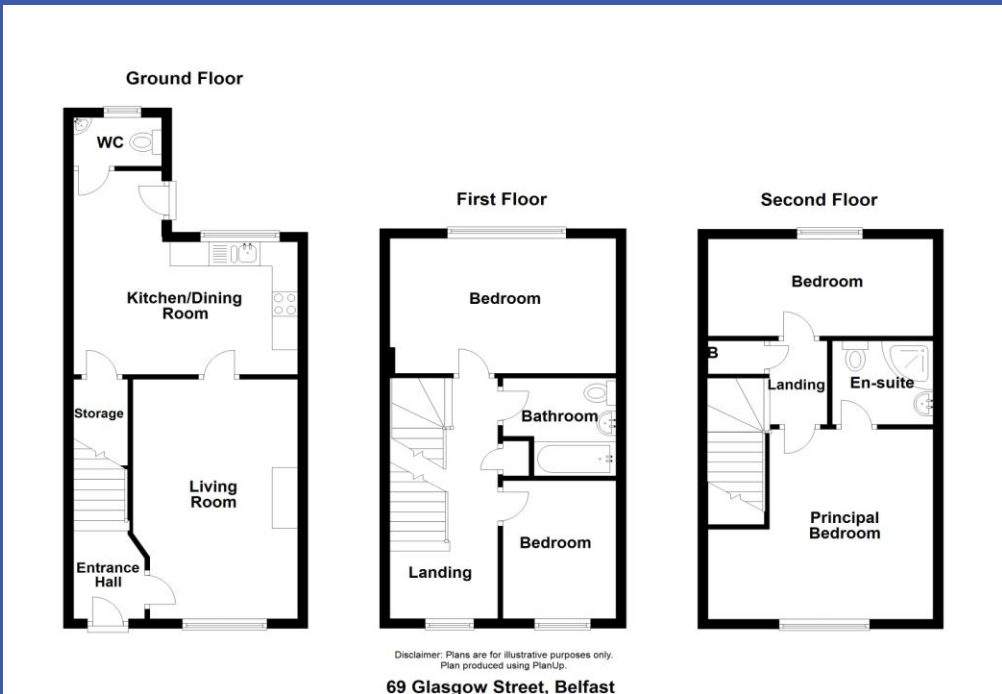


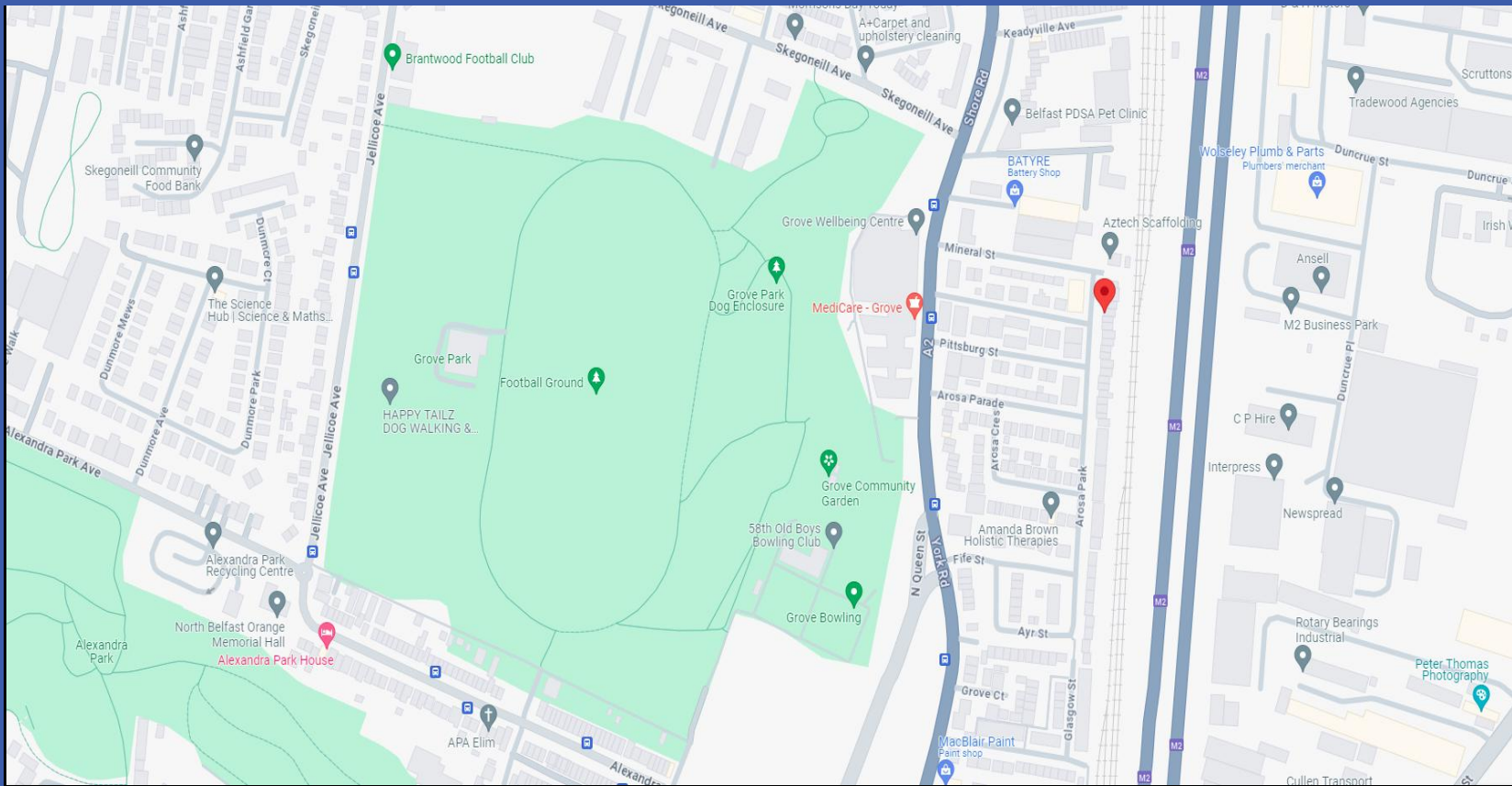












**Directions:**

From Belfast City Centre follow York Street which becomes York Road and Glasgow Street is on the right hand side

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



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