



This attractive mid-terrace property is located just off the ever popular Woodstock Road and is within easy walking distance to a vast array of shops, cafes, restaurants and parks.

Internally the decor is superb & enjoys a living/dining room and separate modern cream kitchen on the ground floor. On the first floor there are two bedrooms and a modern spacious bathroom, and further two bedrooms on the second floor. Externally there is an enclosed yard with decked terrace and bench seating which captures the afternoon sun. The property also benefits from gas heating and double glazed windows.

An ideal home for first time buyers or investors, therefore early viewing is strongly recommended.

Offers Around
£167,500

89 Killowen Street,
BELFAST,
BT6 8NG

Viewing by
appointment
through agent
028 9042 4747



- Attractive Mid Terrace
- Excellent Standard of Decor Throughout
- Through Lounge / Dining with Feature Fireplace
- Modern Cream Kitchen with access to Courtyard
- Four Bedrooms to Include Two on the First and Two on the Second Floor
- White Bathroom Suite on First Floor
- Enclosed Courtyard - With Bench Seating & Decked Sun Terrace
- uPVC Double Glazed Windows & Gas Heating
- Popular & Sought After Location

The Property Comprises:

Ground Floor

uPVC front door to . . .

ENTRANCE PORCH: Ceramic tiled floor. Glazed inner door with bevelled glass to . . .

ENTRANCE HALL: Oak parquet flooring.



LIVING ROOM: 13' 8" x 10' 5" (4.17m x 3.18m) Cast iron painted fireplace with cast iron and tiled inset, tiled hearth, cornice ceiling, laminate wood floor.



Open to . . .

DINING: 11' 0" x 9' 8" (3.35m x 2.95m) Laminate wood floor, built-in cupboard with Ideal gas fired boiler.



KITCHEN: 13' 6" x 7' 0" (4.11m x 2.13m) Cream kitchen with range of units, 1.5 bowl stainless steel sink unit, plumbed for washing machine, four ring gas hob and oven, extractor fan, brick effect tiled walls, larder, space for fridge freezer, double doors to courtyard.



First Floor

BATHROOM: White suite comprising panelled bath with mixer tap, thermostatic shower unit and shower screen, low flush wc, pedestal wash hand basin, ceramic tiled floor, heated towel rail.



BEDROOM (1): 14' 6" x 11' 3" (4.42m x 3.43m) Exposed and treated wooden floor, cornice ceiling.



BEDROOM (2): 10' 8" x 8' 6" (3.25m x 2.59m)



Second Floor

BEDROOM (3): 13' 7" x 11' 0" (4.14m x 3.35m) Exposed and treated wooden floor.

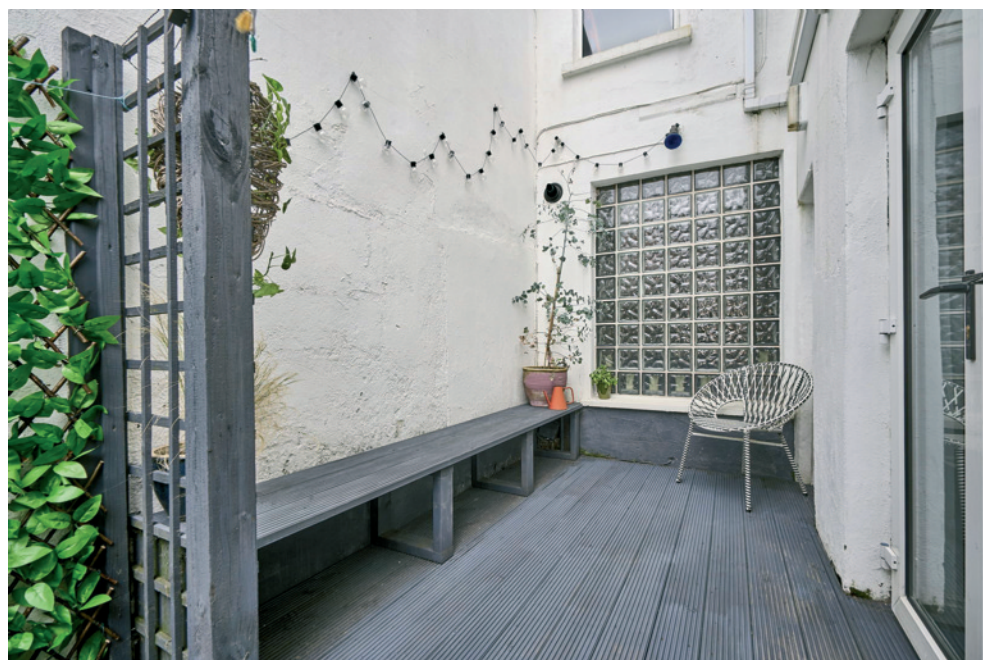


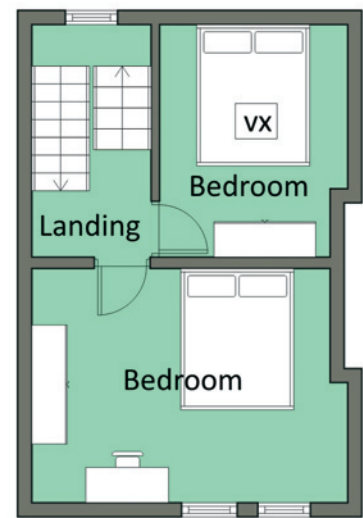
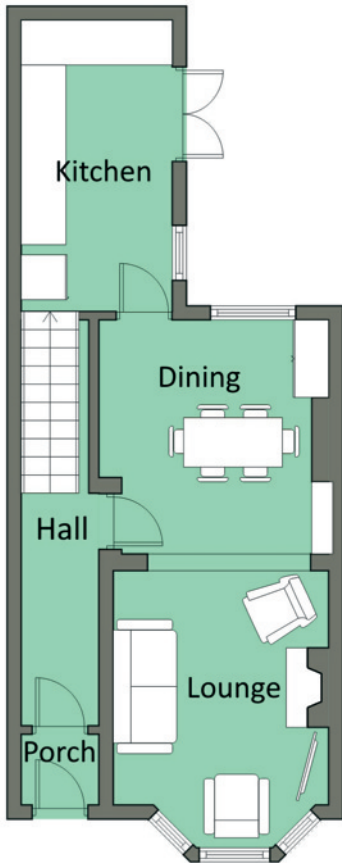
BEDROOM (4): 10' 5" x 8' 7" (3.18m x 2.62m) Exposed and treated wooden floor, Velux window, access to roofspace.



Outside

COURTYARD: Decked terrace, decked bench seating, further tiled area, door to alleyway.

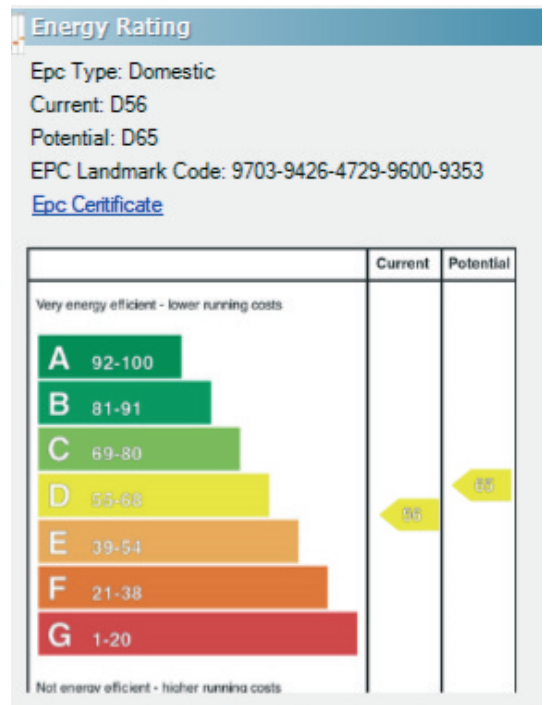




Location:

From Ladas way travelling along the Woodstock Road towards the Albertbridge Road, Killowen Street is on left hand side.

Please note Killowen Street is a one way and has vehicular access from Carlingford Street.



North Down - 028 90 42 4747

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

www.templetonrobinson.com

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