

## 117 North Queen Street , Belfast, BT15 1EL

**Offers Around £119,950**

A Splendid Mid Terrace Minutes From Belfast's New University And The Centre Of Belfast.

A unique opportunity to purchase a town terrace situated within this increasingly popular location minutes from Belfast's New University and the City Centre. The spacious interior comprises 2 bedrooms, 1 reception room, fitted kitchen and modern white bathroom suite. The dwelling further offers pvc fascia and eaves, gas fired central heating, downstairs furnished cloakroom, uPvc double glazed windows, low outgoings and extensive use of wood laminate and wood strip floor coverings. Ample on street car parking to front and rear combines with a most convenient location makes this the ideal starter home or investment opportunity - Immediate internal inspection highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		75	79
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 117 North Queen Street

, Belfast, BT15 1EL



- Modern Constructed Town House
- Furnished Downstairs Cloakroom
- Pvc Fascia And Eaves
- Minutes From The City
- 2 Bedrooms, Lounge
- Gas Central Heating
- Modern White Bathroom
- Fitted Kitchen With Dining Area
- Upvc Double Glazed Windows
- Gardens Front And Rear

## Entrance Hall

Upvc double glazed entrance door, ceramic floor.

## Lounge

14'10" x 9'8" (4.53 x 2.96)

Attractive hard wood fireplace with tiled inset, wood strip floor, double panelled radiator.

## Inner Lobby

Wood strip floor.

## Kitchen

14'10" x 10'9" (4.53 x 3.28)

Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven and have, integrated extractor

fan, plumbed for washing machine, fridge/freezer space, partly tiled walls, ceramic tiled floor, Upvc double glazed rear door.

## Dining Area

Panelled radiator.

## Furnished Cloakroom

White suite comprising, wash hand basin, low flush wc, wall mounted gas boiler.

## First Floor

Airing cupboard.

## Bedroom

14'9" x 10'1" (4.51 x 3.09)

Wood laminate floor, built-in robe, double panelled radiator.

## Bathroom

Modern white suite comprising shower cubicle, thermostatically controlled shower, pvc panelled walls, vanity unit, low flush wc, half tiled walls, panelled radiator.

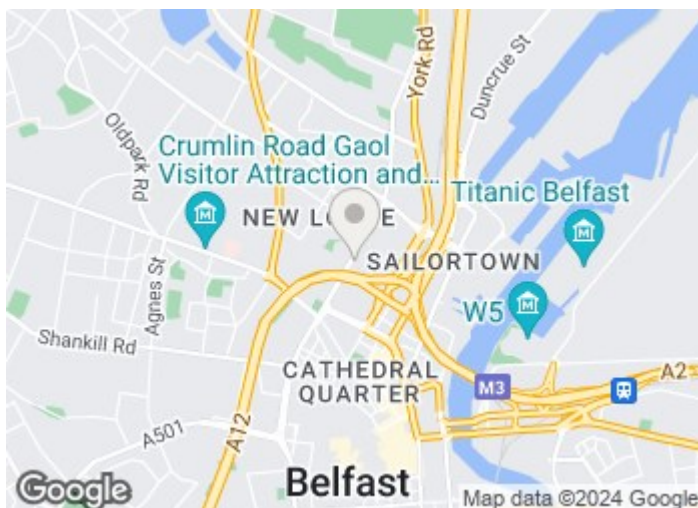
## Bedroom

10'9" x 7'5" (3.30 x 2.28)

Wood laminate floor, panelled radiator.

## Outside

Enclosed hard landscaped front with shrubs and rear in lawns and flower beds garden shed with patio paths.

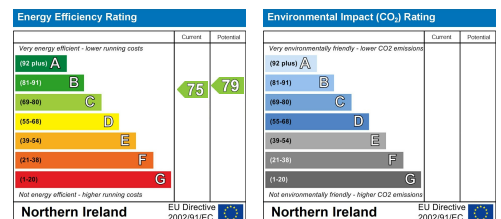


## Directions



# Floor Plan

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