

23 Manor Street , Belfast, BT14 6DU

Offers Around £150,000

Spacious Modernised 5 Bedroom Period Town Terrace in Most Convenient Location Just A Short Commute To The City.

A spacious 5 bedroom red brick period town terrace which has benefited from a comprehensive refurbishment in 2012 to include rewiring and just a short commute to the City. The impressive accommodation comprises 5 bedrooms, 2 reception rooms, modern fitted kitchen and modern white bathroom suite. The dwelling offers gas fired central heating. Upvc double glazed windows and extensive use of quality wood laminate and ceramic floor coverings. Covered storage to the rear combines with a most convenient location - within walking distance of the City, the new university and the Cathedral Quarter making this the ideal home or investment opportunity.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

23 Manor Street

, Belfast, BT14 6DU



- Spacious 5 Bedroom Period Town Terrace
- Modern Fitted Kitchen
- Gas Fired Central Heating
- 5 Bedrooms
- Modern White Bathroom Suite
- Most Convenient Location
- 2 Receptions
- Upvc Double Glazed Windows
- Short Commute To The City

Enclosed Entrance Porch

Hardwood entrance door, Lvf flooring.

Entrance Hall

Vestibule door, Lvf flooring, corniced ceiling, panelled radiator.

Lounge

15'5" x 10'9" (4.72 x 3.28)

Attractive fireplace, Lvf flooring, double panelled radiator.

Living Room

12'7" x 10'8" (3.84 x 3.26)

Attractive fireplace, wood laminate floor, panelled radiator,

Kitchen

12'2" x 7'3" (3.72 x 2.23)

Stainless steel sink unit, extensive range of high and low level units, formica worktops, free standing cooker, fridge freezer space, plumbed for washing

machine, partly tiled walls, Lvf flooring, double panelled radiator, understairs storage, hardwood door to rear.

First Floor

Landing.

Bathroom

Modern white suite comprising panelled bath, drench style shower, telephone handset shower, vanity unit, low flush wc, partially tiled walls, panelled radiator, Lvf flooring.

Bedroom

12'9" x 9'5" (3.89 x 2.89)

Panelled radiator.

Bedroom

18'1" x 14'8" into bay (5.52 x 4.48 into bay)

Panelled radiator.

Second Floor

Landing. Velux style window.

Bedroom

12'10" x 11'11" (3.92 x 3.64)

Panelled radiator.

Bedroom

Panelled radiator.

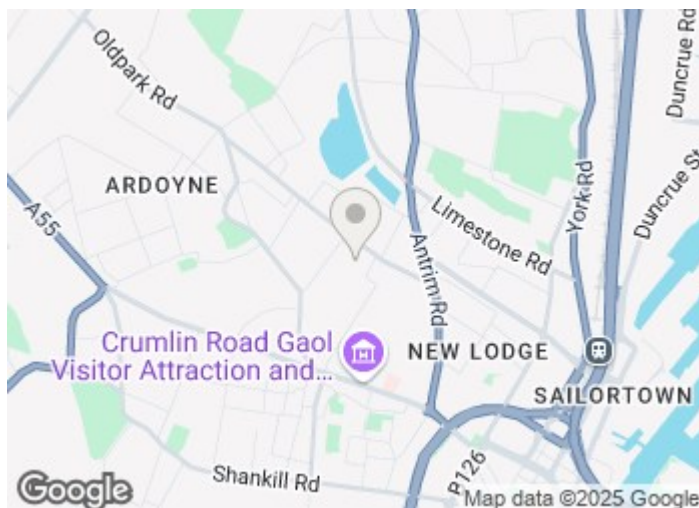
Bedroom

12'10" x 11'11" (3.92 x 3.64)

Victorian style fireplace, panelled radiator.

Outside

Hard landscaped forecourt. Enclosed rear yard, covered storage area.



Directions



Floor Plan

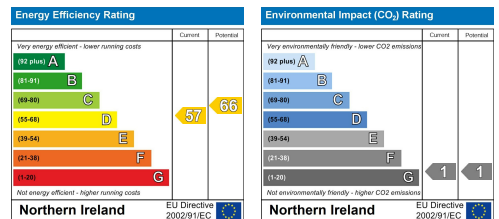
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Total Area: 114.3 m² ... 1230 ft²

All measurements are approximate and for display purposes only

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