



50 Harcourt Drive , Belfast, BT14 6GS

Offers Around £120,000

A Double Extended Mid Terrace Holding A Superb Position Within This Highly Regarded Location.

Holding a prime position within this most sought after location, this impressive extended red brick period town terrace has benefited from a programme of modernisation works in past years creating the perfect starter home. The extended interior comprises 3 bedrooms, 2 reception rooms, lounge into bay, extended fitted kitchen incorporating built-in oven and hob and white bathroom suite with separate shower cubicle. The dwelling further offers upvc double glazed windows, gas fired central heating, excellent energy rating and pvc double glazed exterior doors. A walled rear yard with southerly aspect is complemented by every conceivable amenity within walking distance to make this a home not to be missed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

50 Harcourt Drive

, Belfast, BT14 6GS



- Double Extended Town Terrace
- 3 Bedrooms, 2 Reception Rooms
- Extended Fitted Kitchen
- Modern White Bathroom Suite
- Upvc Double Glazed Windows
- Gas Central Heating
- Low Outgoings
- Popular Residential Location

Entrance Hall

Upvc double glazed entrance door, panelled radiator.

Lounge into Bay

11'6" x 9'10" (3.51 x 3.01)

Attractive fireplace, panelled radiator.

Living Room

16'2" x 10'0" (4.95 x 3.06)

Panelled radiator.

Dining Area

Panelled radiator.

Extended Kitchen

15'1" x 7'10" (4.60 x 2.41)

Bowel and a half single drainer

stainless steel sink unit, range of high and low level units, formica worktops, built-in under oven and ceramic hob, canopy extractor fan, fridge/freezer housing, plumbed for washing machine, partly tiled walls, ceramic tiled floor, uPvc double glazed rear door.

First Floor

Landing. Storage cupboard.

Bedroom

14'11" x 7'11" (4.57 x 2.42)

Panelled radiator.

Bedroom

10'9" x 9'2" (3.28 x 2.80)

Panelled radiator.

Bedroom

7'4" x 6'7" (2.25 x 2.01)

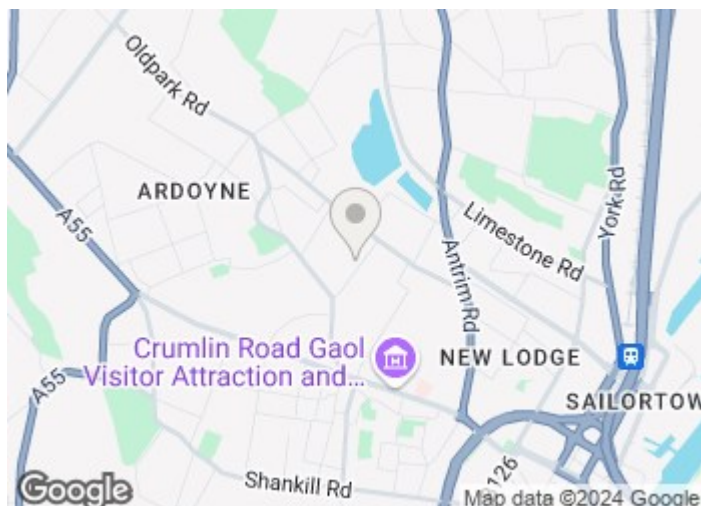
panelled radiator.

Bathroom

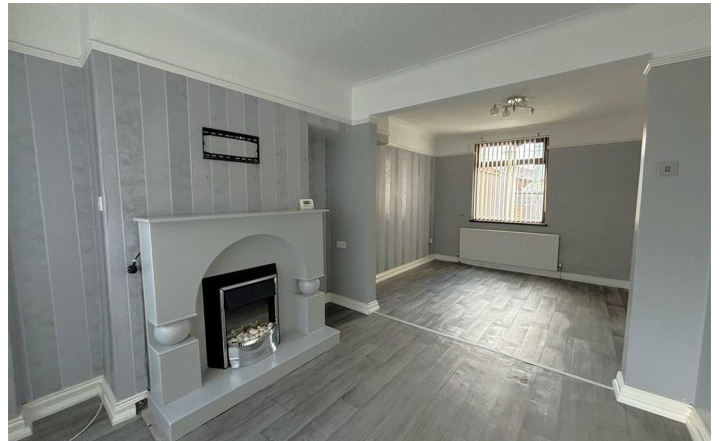
White suite comprising panelled bath, telephone hand shower, shower cubicle, electric shower, pedestal wash hand basin, low flush WC, pvc panelled walls, part tiled walls.

Outside

Forecourt, enclosed rear yard covered area, outside tap.

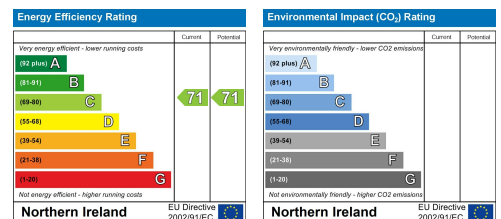


Directions



Floor Plan

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