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69 Surrey Street

Belfast
BT9 7FR

Offers Over £225,000

69 SURREY STREET, BT9 7FR

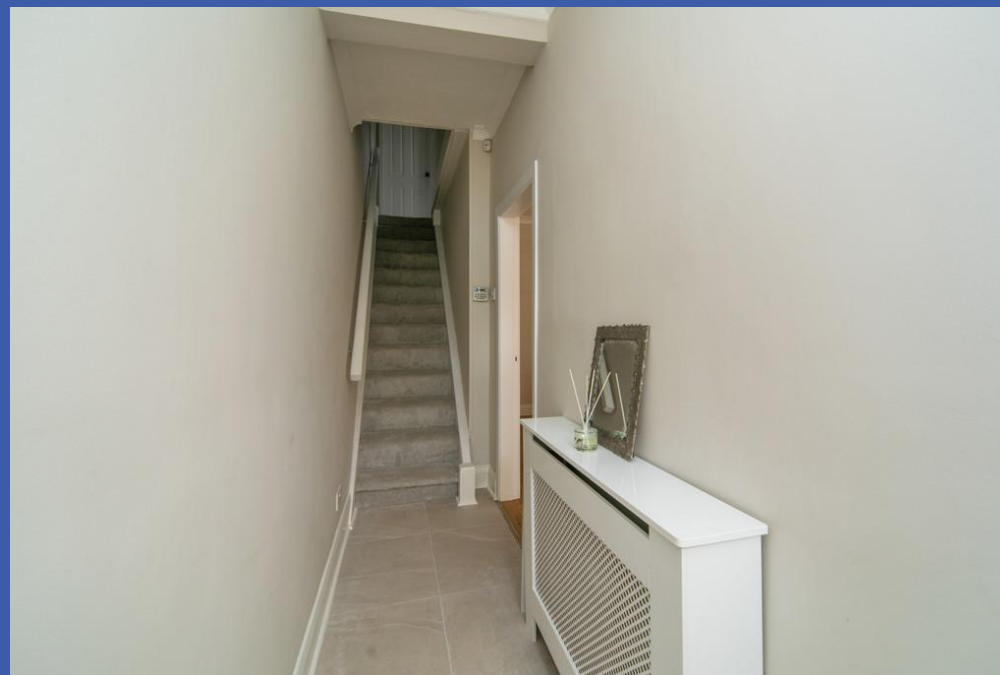
- **Superb End Terrace Property in an Exceptionally Convenient Location**
- **Bright & Spacious Lounge Open Plan to Dining Room**
- **Brand New Kitchen**
- **2 Bedrooms**
- **Shower Room with White Suite**
- **Gas Central Heating / Double Glazed Windows**
- **Fully Modernised with Exceptional Standard of Finish Throughout**
- **Front Forecourt and Large Enclosed Rear Garden Area**
- **Ideal For Owner Occupiers or Investors**
- **Convenient to a Wide Range of Amenities Including Shops, Restaurants and Public Transport**

This exceptionally well presented end terrace property is ideally located on a quiet street just off the ever popular Lisburn Road.

The property has been extensively renovated and modernised and offers well proportioned accommodation with a bright and generous lounge which is open plan to the dining room and a brand new kitchen on the ground floor. On the first floor there are two bedrooms and a superb shower room with white suite.

In addition, the property benefits from gas central heating and double glazed windows along with a front forecourt and a large enclosed rear yard sitting area.

Situated close to many local amenities on Lisburn Road, including shops and public transport, as well as being convenient to Belfast City Centre and Queens University, this delightful property is ideal for either owner occupiers or investors and viewing is highly recommended.







PROPERTY COMPRISES

Hardwood front door with fan light window to entrance hall.

ENTRANCE HALL Limestone tiled floor.

LOUNGE OPEN PLAN TO DINING ROOM 26' 8" x 11' 1" (8.13m x 3.38m) European white oak broad boards newly sanded and varnished, feature cast iron fireplace with tiled inset and slate hearth, bay window, cornice ceiling, double glazed patio doors to rear garden.

KITCHEN 15' 4" x 5' 10" (4.67m x 1.78m) Range of high and low level units, granite work surfaces with matching splashback, stainless steel sink unit with mixer tap, plumbed for washing machine and dishwasher, 4 ring hob with matching granite splashback, extractor fan and electric oven under, under stairs larder area, uPVC double glazed door to rear, Limestone tiled floor, low voltage spotlights.

FIRST FLOOR LANDING Sanded and varnished floorboards, access to roof space.

BEDROOM 13' 7" x 11' 7" (4.14m x 3.53m) Sanded and varnished floorboards, feature cast iron fireplace with tiled hearth.

BEDROOM 11' 6" x 8' 5" (3.51m x 2.57m) Sanded and varnished floorboards, feature cast iron fireplace.



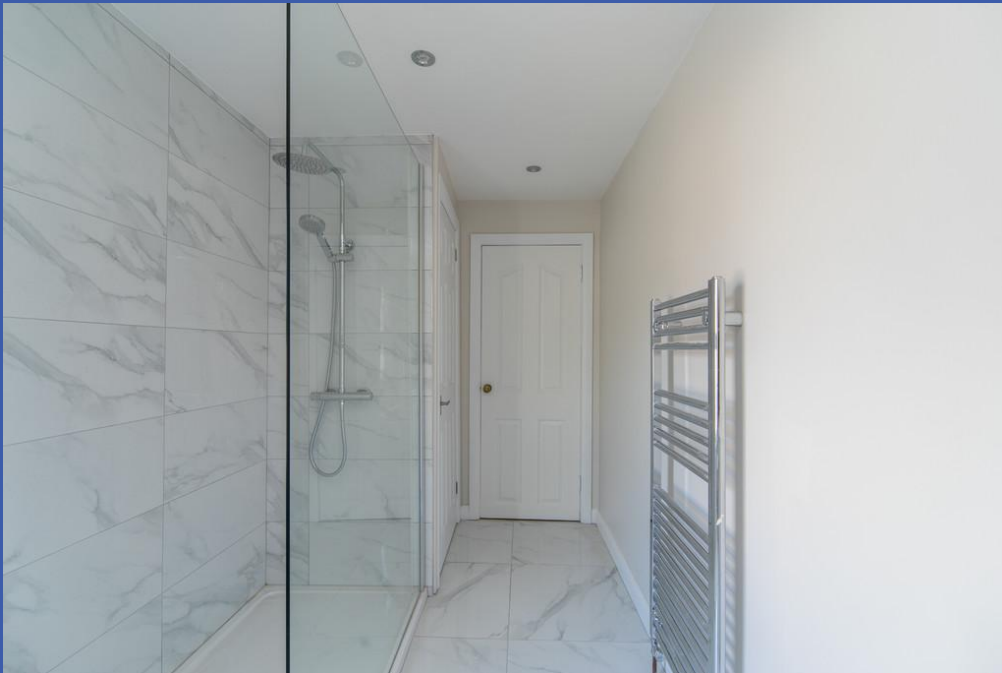


SHOWER ROOM White suite comprising vanity unit with storage, low flush WC, chrome heated towel rail, walk in fully tiled shower cubicle with rainwater shower, low voltage spotlights, tiled floor, extractor fan. Separate cupboard plumbed for washing machine.

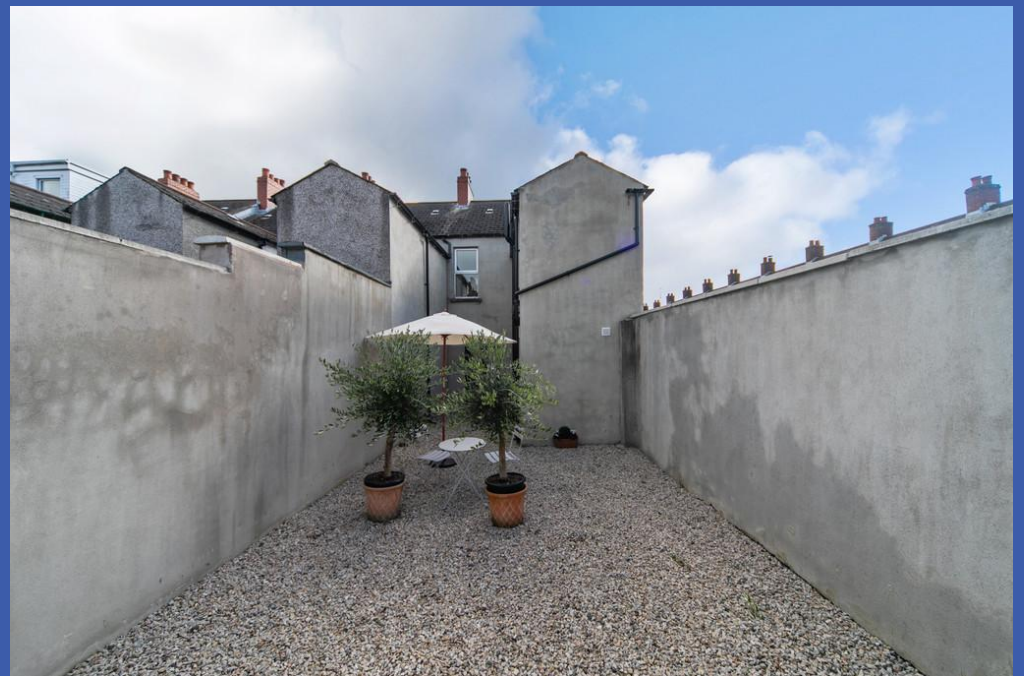
OUTSIDE Gravelled front forecourt and boundary wall, superb extensive enclosed gravelled rear garden area, with paving at patio doors and door from kitchen, outside garden tap, access to well maintained common entry. Potential to create access to accommodate off street parking (subject to necessary planning approvals and consent).

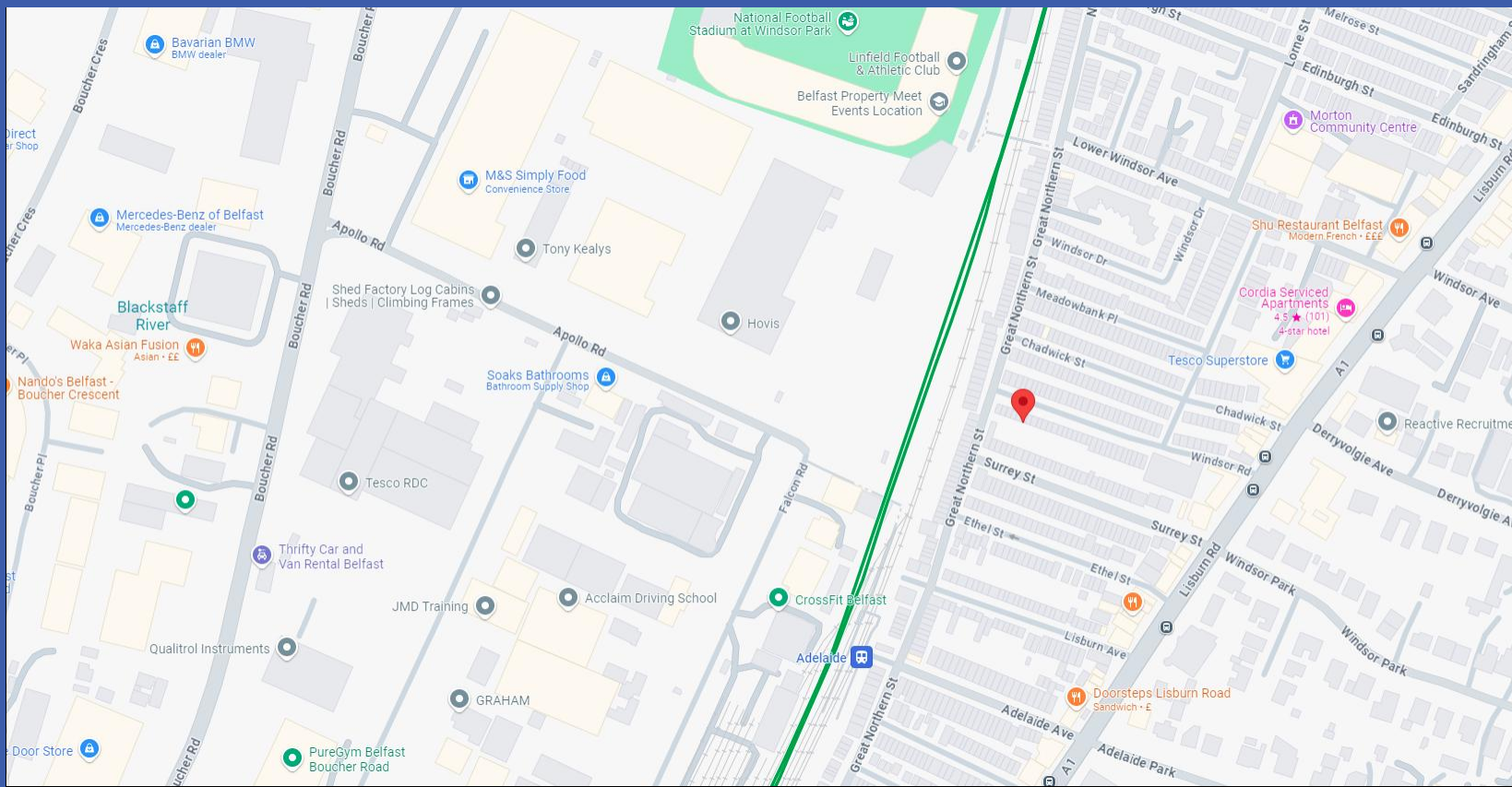












Directions:

Coming out of Belfast on Lisburn Road, turn right on to Surrey Street

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	53 E
21-38	F		
1-20	G		



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