

18 Huss Row , Belfast, BT13 1EE

Offers Over £135,000

Modern Constructed Town Terraced Refurbished And Modernised To The Highest Standard!

Commanding a superb site this modern constructed town terrace has been modernised and stylishly presented to the highest possible standard. The richly appointed interior comprises 3 bedrooms, spacious lounge, recently fitted luxury kitchen incorporating built-in high level oven and 4 ring gas hob, integrated microwave with dining area and recently installed deluxe four piece bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating, downstairs furnished cloakroom, extensive use of wood laminate floor coverings and has undergone a comprehensive modernisation programme in recent times.

A superb site just off the Shankill Road, low outgoings and a most convenient location combine to make this the perfect home for young and old alike - Immediate viewing high 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		
Northern Ireland	EU Directive 2002/91/EC	

18 Huss Row

, Belfast, BT13 1EE



- Luxury Modern Town House
- 3 Bedrooms, Lounge
- Deluxe Four Piece Bathroom Suite
- UPvc Double Glazed Windows
- Downstairs Furnished Cloakroom
- Most Convenient Location
- Luxury Fitted Kitchen With Dining
- Gas Central Heating
- Perfect Home For Young And Old Alike

Entrance Hall

Upvc double glazed entrance door, porcelain tiled floor, panelled radiator.

Utility Cupboard

Plumbed for washing machine, porcelain tiled floor.

Lounge

15'11" x 10'10" (4.87 x 3.31)

Into bow, wood laminate floor, double panelled radiator.

Kitchen

11'11" x 15'6" (3.64 x 4.74)

Bowl and half stainless steel sink unit, range of high and low level units, formica worktop, built in high level oven, integrated microwave, 4 ring gas hob, stainless steel canopy extractor, American fridge/freezer space, partly tiled walls, porcelain tiled floor, recessed

lighting, concealed gas boiler, wired for wall mounted tv, under stairs storage.

Rear Lobby

White suite comprising wash hand basin, low flush w.c, porcelain tiled floor.

First Floor

Landing, wood laminate floor, panelled radiator.

Bathroom

Deluxe four piece bathroom suite, contemporary claw foot style bath, vanity unit, smart mirror, low flush w.c, shower cubicle including bluetooth speaker, drench shower, telephone handset shower, featured radiator, fully tiled, pvc ceiling, recessed lighting.

Bedroom

15'8" x 8'5" (4.78 x 2.57)

Full with built-in robe, wood laminate floor, panelled radiator.

Bedroom

12'3" x 6'3" (3.74 x 1.91)

Built-in storage, wood laminated floor, panelled radiator.

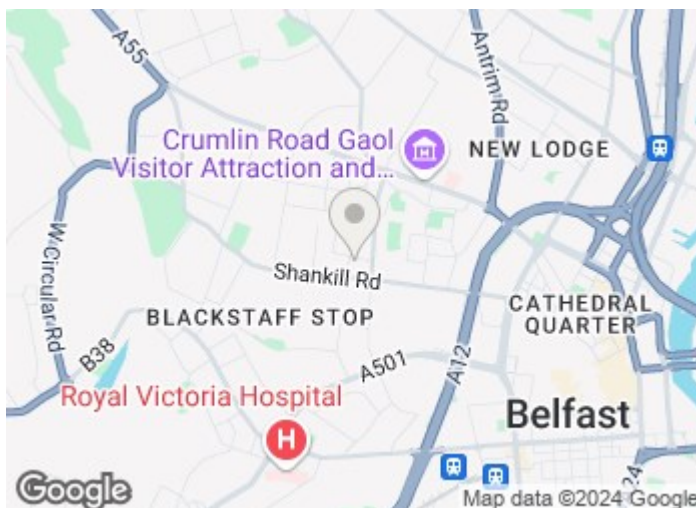
Bedroom

12'0" x 10'2" (3.68 x 3.11)

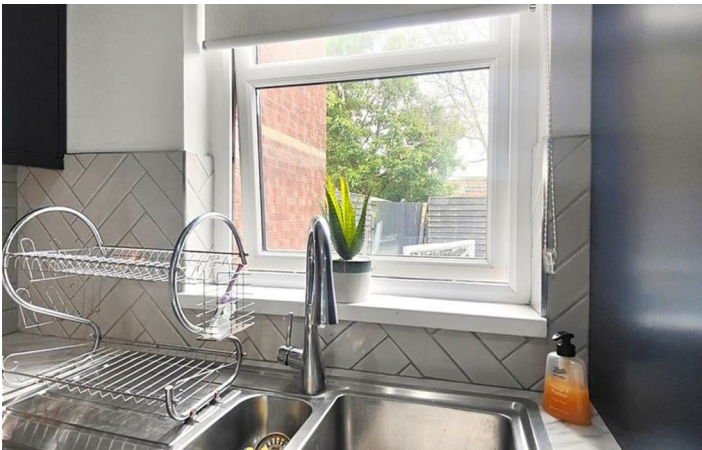
Built-in storage, wood laminate floor, panelled radiator.

Outside

Paved forecourt, rear patio garden, outside light and tap, horizontal panel fencing.



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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