



93 KILBURN STREET

Belfast, BT12 6JT

Offers over **£110,000**



MID TERRACE | 2 🛏️ | 1 🚿 | 2 🚽

We are delighted to offer for sale this deceptively spacious mid terrace property off the ever popular Donegal Road, which is sure to make the ideal investment or first time buy.

KEY FEATURES

- Mid Terrace Property Located Just Off Donegal Road and Will Ideally Suit Investors and First Time Buyers Alike.
- Situated Close to Many Local Amenities Including Royal Victoria Hospital and City Hospital
- Close to the West Link and Main Arterial Routes Offering Ease of Access to All Surrounding Areas
- Lounge Through Dining Room
- Extended Kitchen with Range of Units and Storage
- Two Well Proportioned Bedrooms
- Modern Shower Room with White Suite
- Gas Fired Central Heating and Pvc Double Glazing
- Enclosed Rear Yard
- No Onward Chain
- Broadband - High Speed



ROOM DETAILS

Ground Floor

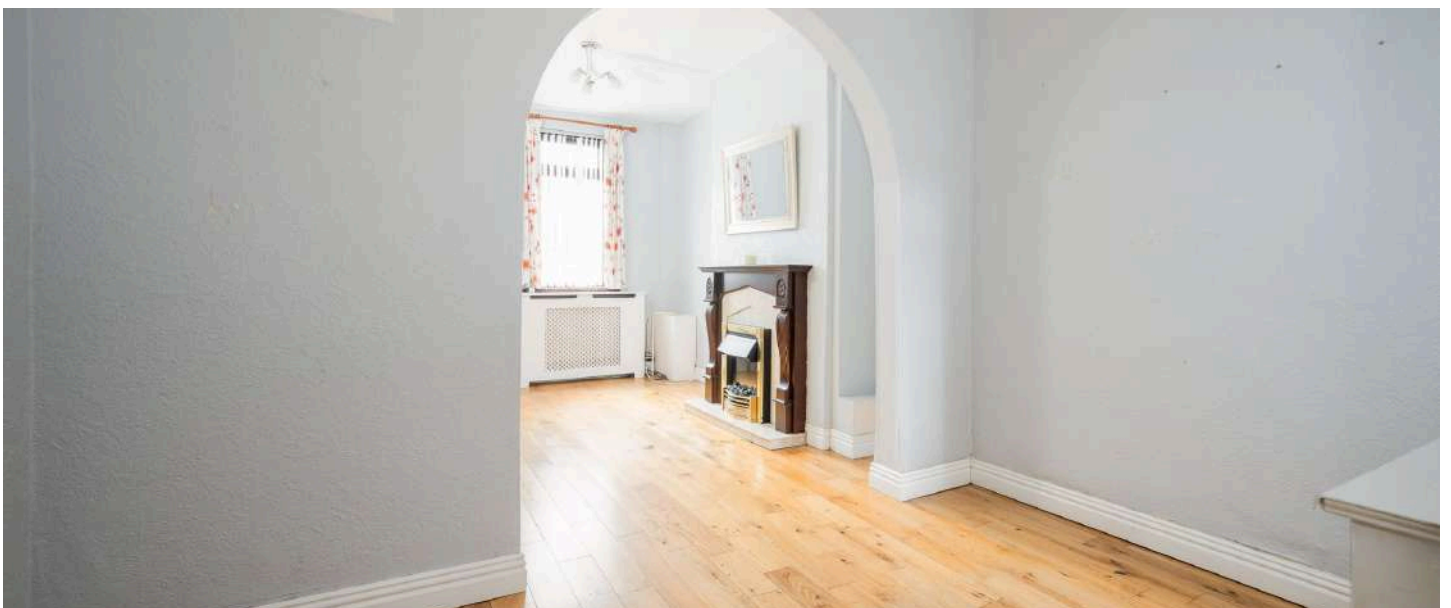
- Entrance Hall
- Lounge
11'1" x 8'
- Dining Room
11' x 6'
- Kitchen
17' x 6'1"

First Floor

- Landing
- Bedroom One
14'8" x 6'4"
- Bedroom Two
9'9" x 8'8"
- Shower Room

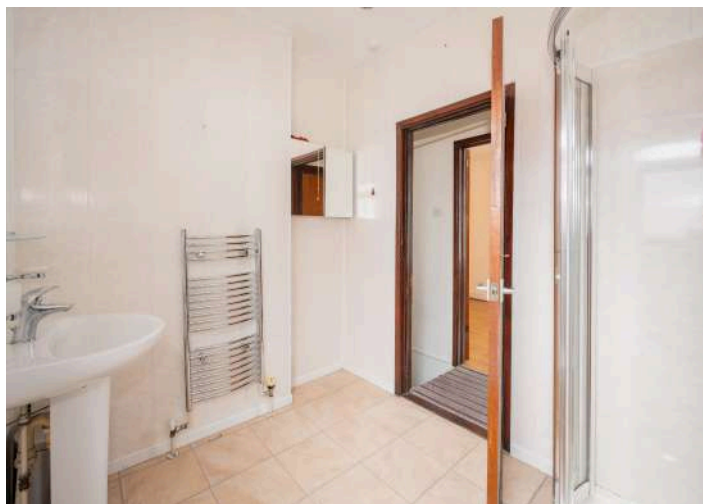
Outside

- Enclosed Rear Yard



DIRECTIONS

Travelling down Tate's Avenue in the direction of Boucher Road, take a right onto Donegall Avenue, take a left onto Frenchpark Street and Kilburn Street is half way down on the right hand side. No 93 is located on the left hand side of the



THE LOCAL AREA

Living in the heart of Northern Ireland's capital offers a unique chance for those wishing to experience vibrant city living to also feel part of a welcoming local community. There is an abundance of fantastic cafes, great pubs, trendy bars and an amazing restaurant scene.



EPC COMING SOON

ENERGY EFFICIENCY RATING		CURRENT	POTENTIAL
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Very energy efficient - lower running costs
NOT energy efficient - higher running costs

Scan QR Code - for floor plans and to arrange a viewing.



OUR BRANCHES

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