



93 KILBURN STREET

Belfast, BT12 6JT

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*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*

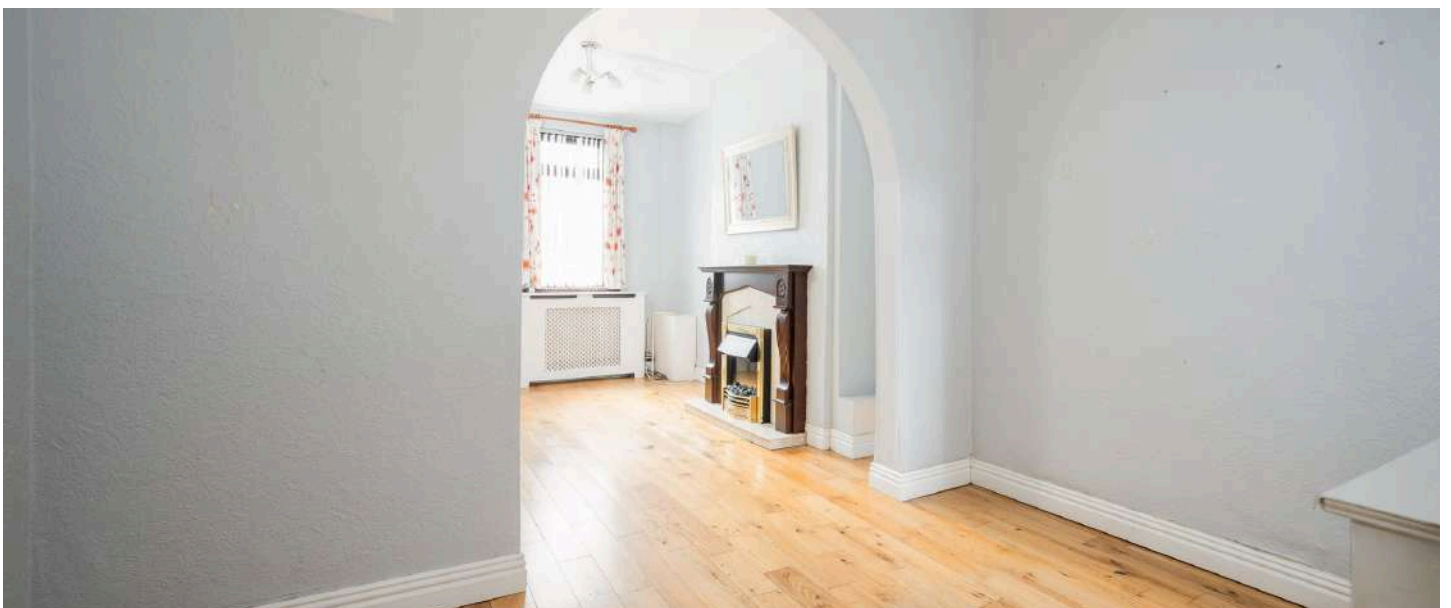
- Entrance Hall
- Lounge  
11'1" x 8'
- Dining Room  
11' x 6'
- Kitchen  
17' x 6'1"

### *First Floor*

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

### *Outside*

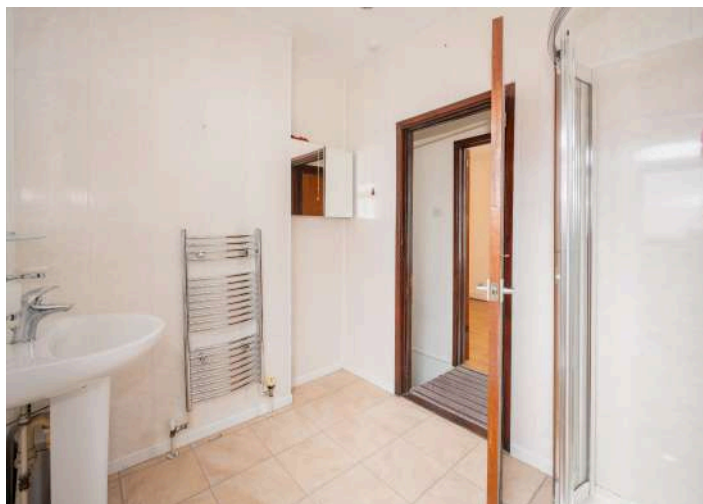
- Enclosed Rear Yard





## 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.*



ENERGY EFFICIENCY RATING		
	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	60	67
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>NOT energy efficient - higher running costs</i>		

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



## OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

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