



13 Euterpe Street, Belfast, BT12 5PS

Price Guide £110,000

Conveniently located just off the Donegall Road, this mid terrace property is within walking distance to a range of amenities including the City Hospital, Belfast City Centre & Boucher Road. Recently refurbished the accommodation comprises two good sized bedrooms, large living / dining room, modern kitchen and first floor bathroom suite. Oil fired central heating and partial double glazed windows are also in place. Outside there is an enclosed yard to rear. With similar properties in the area selling fast view now to avoid disappointment.

- Refurbished Mid-Terrace Property
- Newly Installed Kitchen
- Modern First Floor Bathroom Suite
- Partial Double Glazed Windows
- Ideal First Time Buy / Investment
- Spacious Reception
- Two Good Sized Bedrooms
- Oil Central Heating
- Convenient Location

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	56
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

ENTRANCE HALLWAY

PVC Front door. Laminate flooring

LIVING / DINING ROOM 20'4" x 9'10" (6.2 x 3.0)



Laminate flooring with under stairs storage.

NEWLY INSTALLED KITCHEN 8'6" x 6'6" (2.6 x 2.0)



Excellent range of high and low level units, stainless steel sink unit with mixer tap, built in oven with 4 ring electric hob, plumbed for washing machine, extractor fan, part tiled walls and tiled flooring.

ON THE FIRST FLOOR

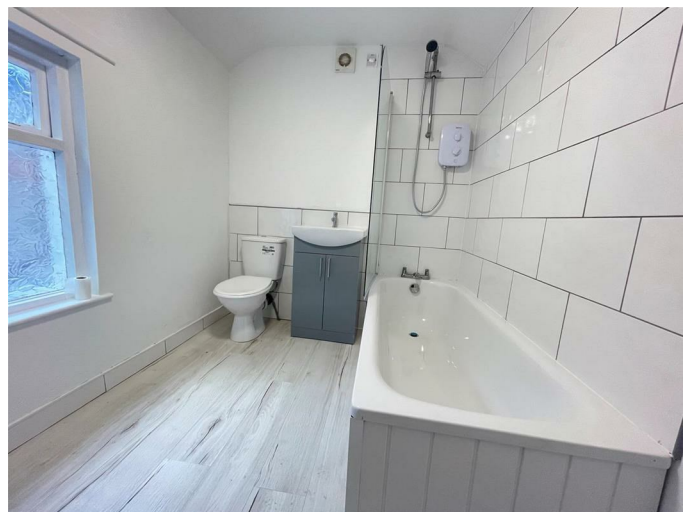
BEDROOM ONE 13'5" x 9'10" (4.1 x 3.0)



BEDROOM TWO 9'10" x 8'2" (3.0 x 2.5)



BATHROOM



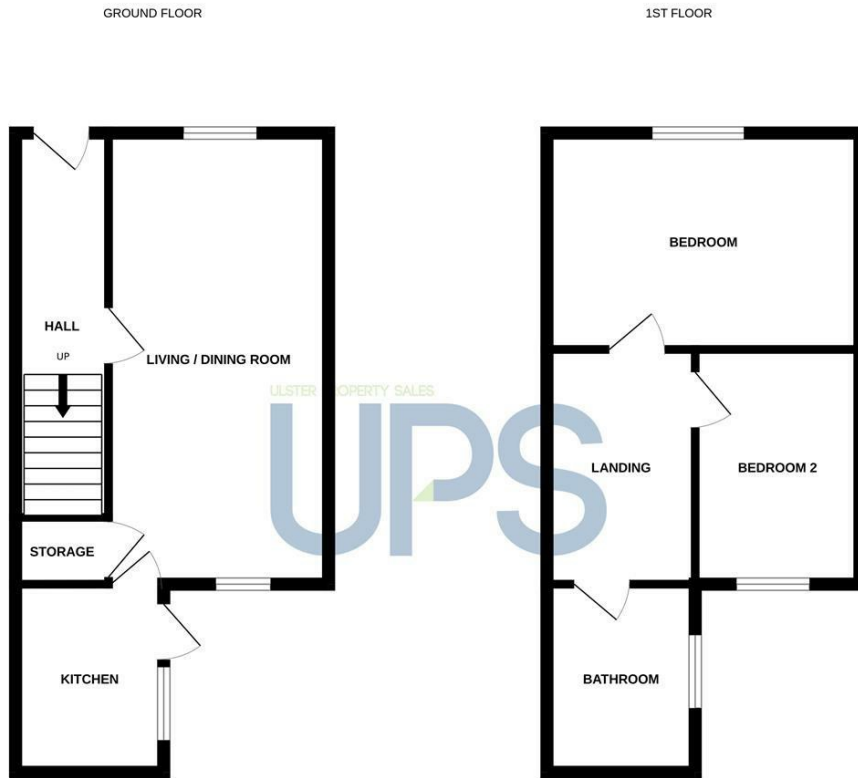
Modern white suite comprising low flush W.C, wash hand basin with built in vanity unit, panel bath with Redring electric shower, heated towel rail, extractor fan, part tiled walls and laminate flooring. Hot press with built in storage.

OUTSIDE



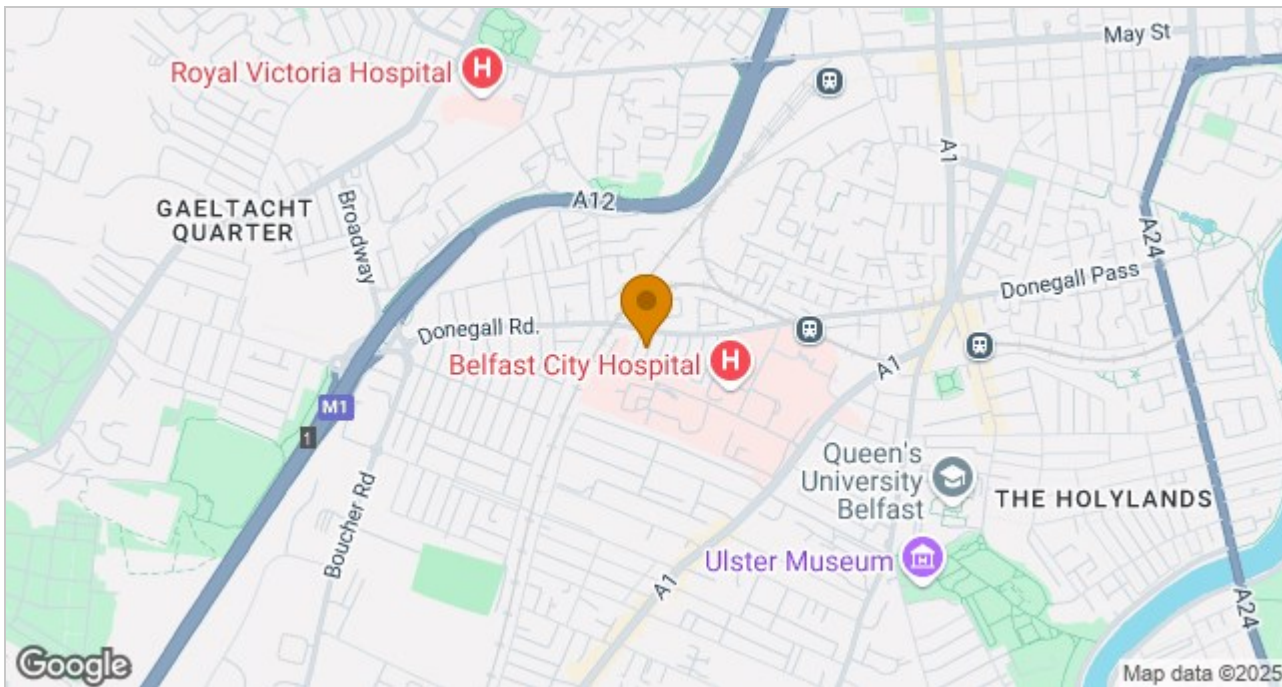
Enclosed yard to rear with outside light.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

Area Map



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