



## 123 Great Northern Street, Belfast, BT9 7FL

**Price Guide £145,000**

Conveniently located off the vibrant Lisburn Road and within walking distance to Queen's University and The Royal & City Hospitals, this spacious two bedroom mid-terrace is an exceptional opportunity for both savvy investors and first-time buyers. Boasting two well-proportioned bedrooms, a generous living room, and a stylish fitted kitchen/dining area, this home also features a ground floor bathroom with a rear hall plumbed for a washing machine. With the added benefits of gas heating and PVC double-glazed windows, this property combines comfort and convenience.

- Well Presented Terraced Home
- Comfortable Living Room With Open Aspect To Kitchen / Dining
- Newly Installed Gas Boiler / PVC Double Glazed Windows
- Convenient Lisburn Road Close To Shops, Cafes & Restaurants
- Two Good Sized Bedrooms
- Modern Fitted Kitchen
- Enclosed Rear Yard Leading To Paved Garden Area
- An Ideal First Time Buy Or Investment Opportunity

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

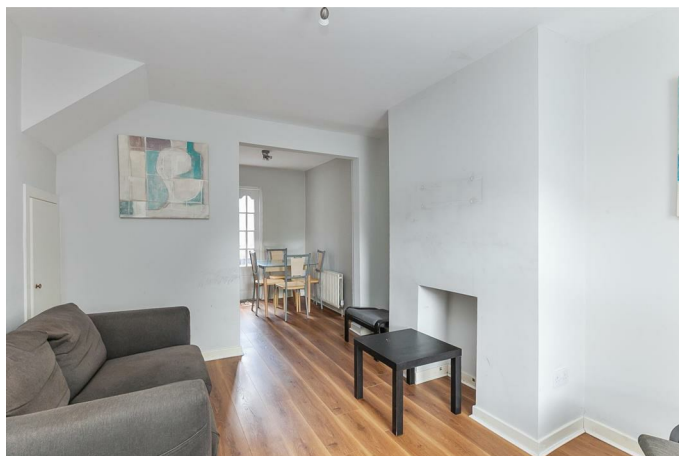
Northern Ireland EU Directive 2002/91/EC

**ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

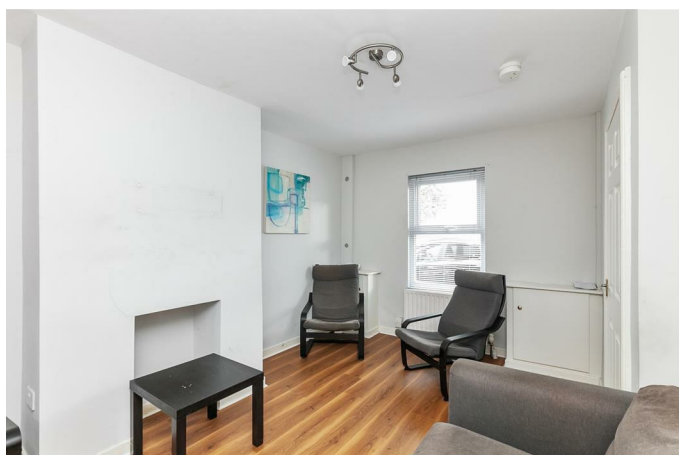
**ENTRANCE HALL**

Hardwood front door.

**LIVING ROOM 13'9" x 9'6" (4.2 x 2.9)**



Laminate wood floor, under stairs storage.



**KITCHEN / DINING 12'5" x 7'6" (3.8 x 2.3)**

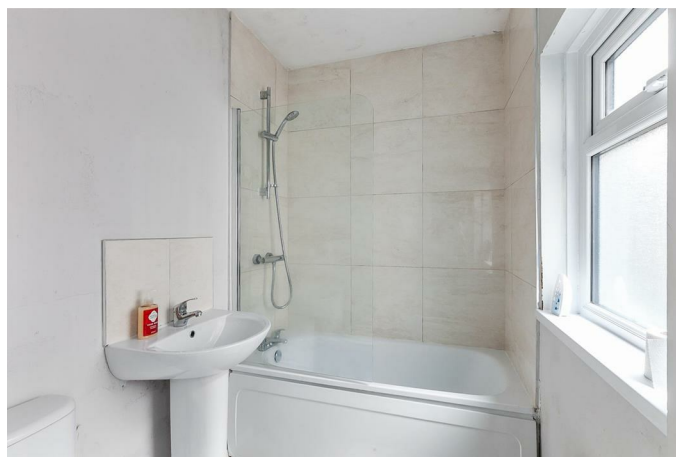


Range of high and low level units, single drainer stainless steel unit, integrated wall mounted oven, 4 ring electric hob, extractor

fan, recessed spotlighting, tile floor, access to rear hall plumbed for washing machine, double doors to rear yard.



**BATHROOM**



Contemporary white suite comprising panel bath with shower over, wash hand basin, partially tiled walls, tiled floor.

**ON THE FIRST FLOOR**

**BEDROOM ONE 12'5" x 13'9" (3.8 x 4.2)**



Hardwood flooring, attractive feature fireplace.

**BEDROOM TWO 12'5" x 7'6" (3.8 x 2.3)**



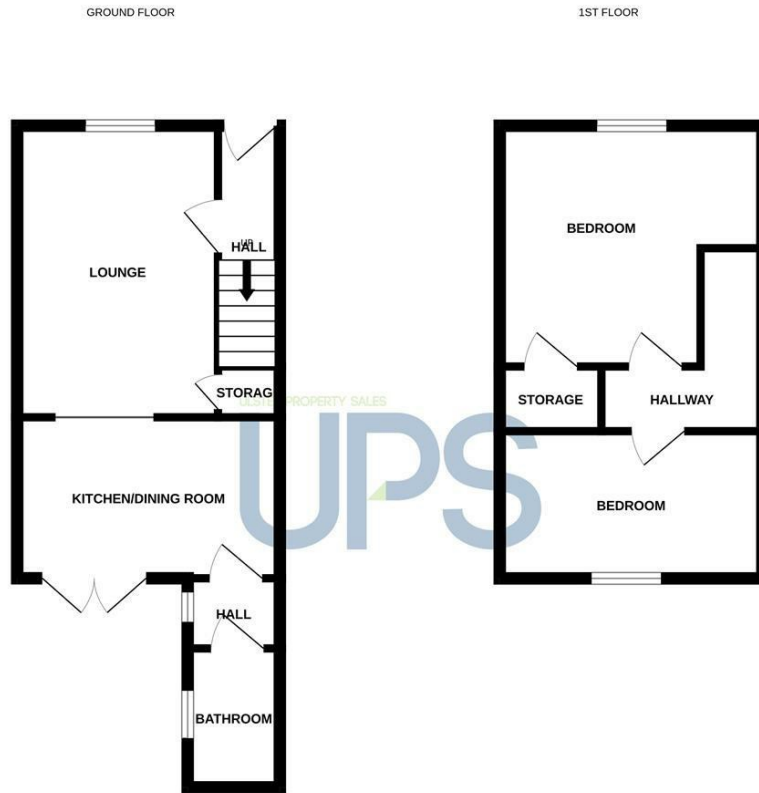
Hardwood flooring.

**OUTSIDE**



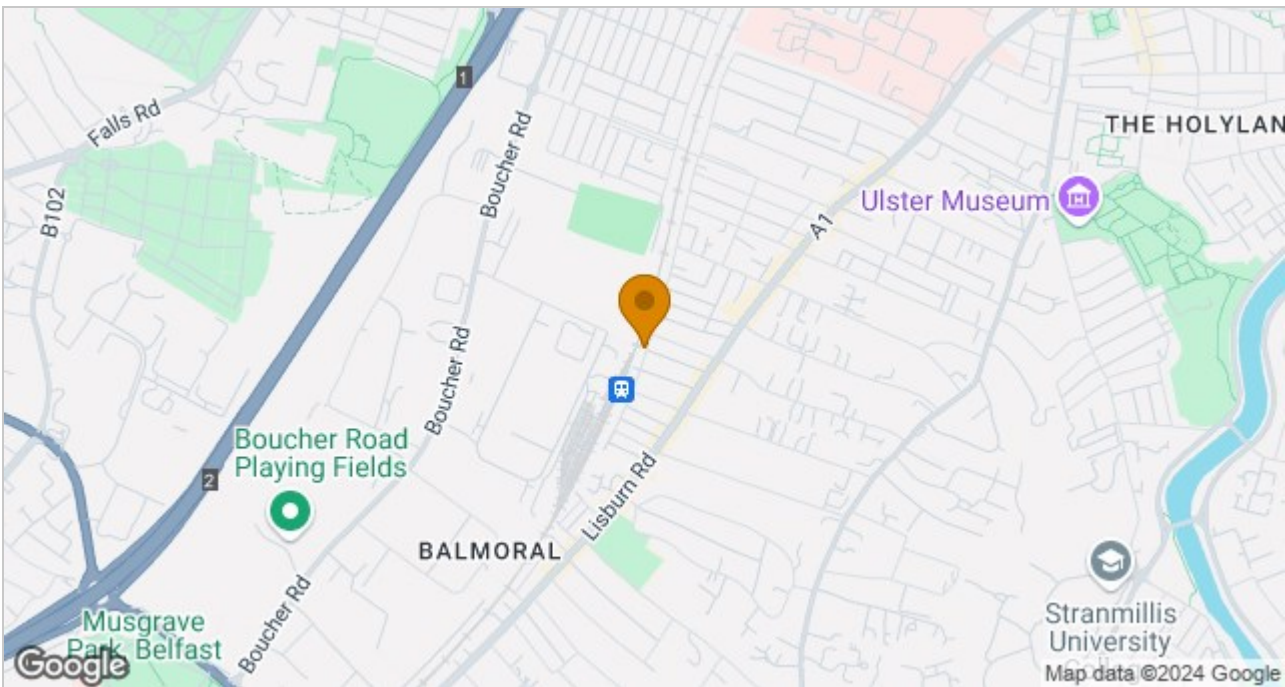
Paved garden to rear.

# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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



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.

ULSTERPROPERTYSALES.CO.UK

- |  |                                       |  |                                     |   |
|--|---------------------------------------|--|-------------------------------------|---|
| <b>ANDERSONSTOWN</b><br>028 9060 5200  | <b>BALLYNAHINCH</b><br>028 9756 1155  | <b>CAUSEWAY COAST</b><br>0800 644 4432 | <b>FORESTSIDE</b><br>028 9064 1264  | <b>NEWTOWNARDS</b><br>028 9181 1444     |
| <b>BALLYHACKAMORE</b><br>028 9047 1515 | <b>BANGOR</b><br>028 9127 1185        | <b>CAVEHILL</b><br>028 9072 9270       | <b>GLENGORMLEY</b><br>028 9083 3295 | <b>RENTAL DIVISION</b><br>028 9070 1000 |
| <b>BALLYMENA</b><br>028 2565 7700      | <b>CARRICKFERGUS</b><br>028 9336 5986 | <b>DOWNPATRICK</b><br>028 4461 4101    | <b>MALONE</b><br>028 9066 1929      |   |



John Thompson trading under licence as Ulster Property Sales (Downpatrick)  
©Ulster Property Sales is a Registered Trademark