



## 120 Benburb Street, Belfast, BT12 6JJ

**Price Guide £99,950**

This mid-terrace property is located just off Tates Avenue in South Belfast. The accommodation comprises comfortable living room, large kitchen with dining, two good size bedrooms and ground floor bathroom suite. Further benefits include Gas fired central heating and PVC double glazing. Outside there is a paved area to front and an enclosed yard to rear. 120 Benburb Street offers convenience to a wide range of amenities with Boucher Road, City Centre & Lisburn Road all within walking distance. Excellent transport links are also close by. Early viewing is recommended.

- Mid Terrace Property
- Modern Kitchen With Dining Area
- Two Good Sized Bedrooms
- PVC Double Glazed Windows
- Convenient Location
- Comfortable Living Room
- Ground Floor Bathroom Suite
- Gas Fired Central Heating
- Great Investment Opportunity

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	56
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			
		EU Directive 2002/91/EC	



## THE ACCOMMODATION COMPRISES

### ENTRANCE

Wooden front door.

### PORCH

Laminate floor

### LOUNGE 12'9" x 12'9" (3.9 x 3.9)



Open fire, under stair storage and laminate flooring.

### KITCHEN / DINING 12'9" x 12'1" (3.9 x 3.7)



Modern kitchen with a range of high and low level units, plumbed for washing machine, extractor fan, single drainer stainless steel sink unit with mixer taps, part tiled walls and tiled flooring.

### UTILITY ROOM

Tiled Flooring. Built in storage with Ideal Gas boiler.

## BATHROOM



White suite comprising panel bath with shower, low flush w/c, pedestal wash hand basin, part tiled, towel rail, extractor fan, part tiled walls and tiled flooring.

## ON THE FIRST FLOOR

### BEDROOM ONE 12'9" x 12'9" (3.9 x 3.9)

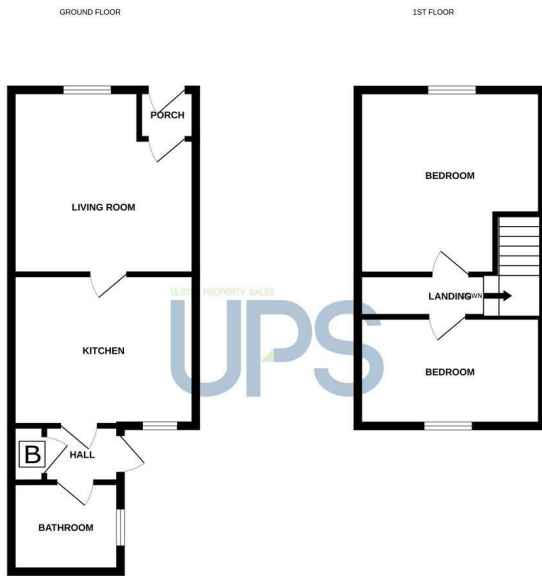


### BEDROOM TWO 12'9" x 7'6" (3.9 x 2.3)



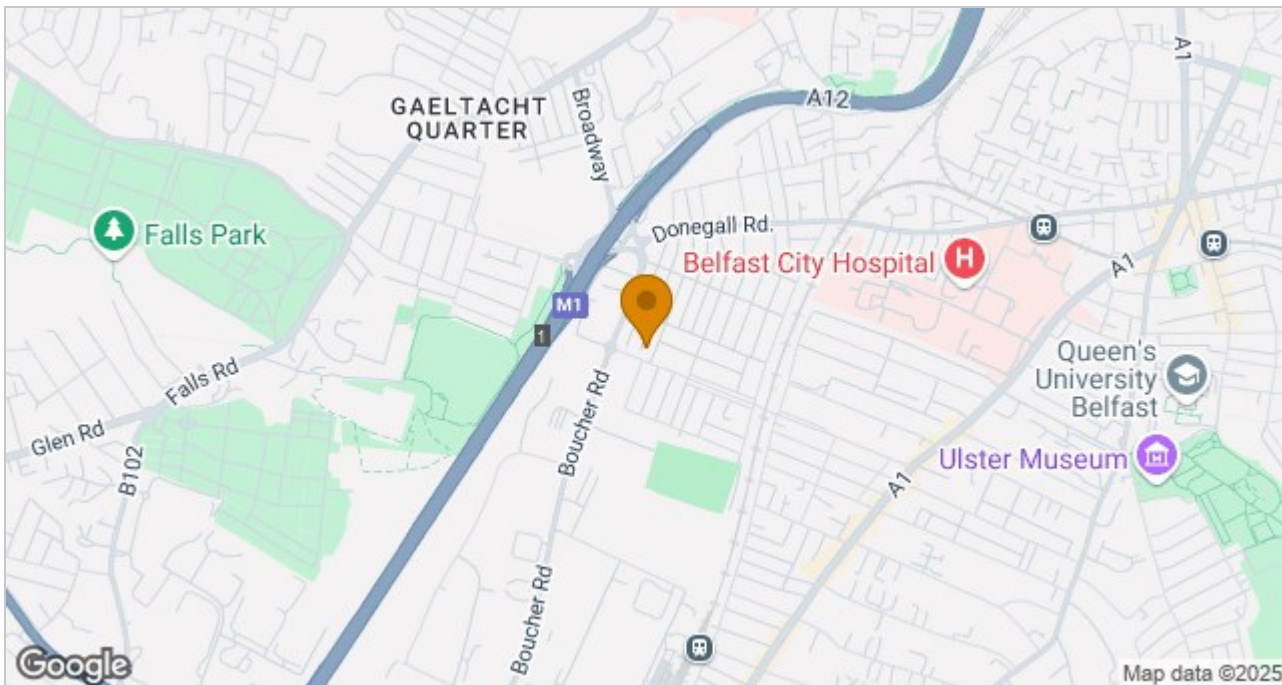


## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance only and should be used as a guide only for any prospective purchaser. The site is for general information only and should not be used as a basis for any purchase. The site is for general information only and should not be used as a basis for any purchase. Made with Mapbox ©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

**ANDERSONSTOWN**  
028 9060 5200

**BALLYHACKAMORE**  
028 9047 1515

**BALLYNAHINCH**  
028 9756 1155

**BANGOR**  
028 9127 1185

**CARRICKFERGUS**  
028 9336 5986

**CAVEHILL**  
028 9072 9270

**DONAGHADEE**  
028 9188 8000

**DOWNPATRICK**  
028 4461 4101

**FORESTSIDE**  
028 9064 1264

**GLENGORMLEY**  
028 9083 3295

**MALONE**  
028 9066 1929

**NEWTOWNARDS**  
028 9181 1444

**RENTAL DIVISION**  
028 9070 1000



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