

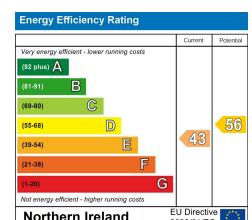


120 Benburb Street, Belfast, BT12 6JJ

Price Guide £92,500

This mid-terrace property is located just off Bates 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



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)

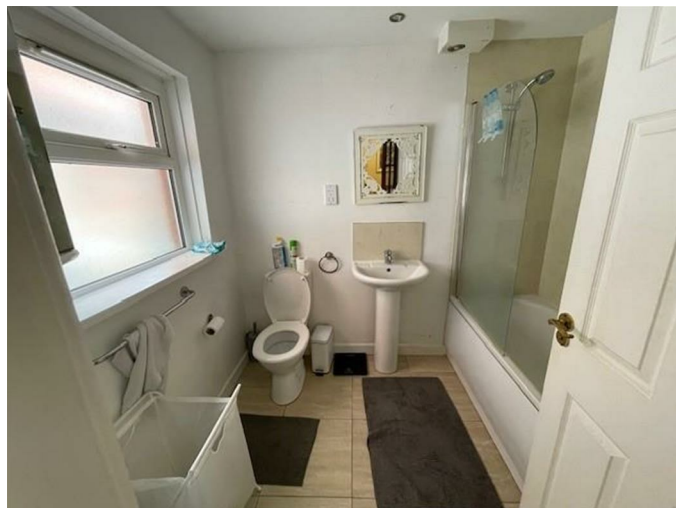


Modern kitchen with a range of high and low level units, plumbed for washing machine, extractor fan, single drainer stainless steel sink unit with mixer taps, part tiled walls and tiled flooring.

UTILITY ROOM

Tiled Flooring. Built in storage with Ideal Gas boiler.

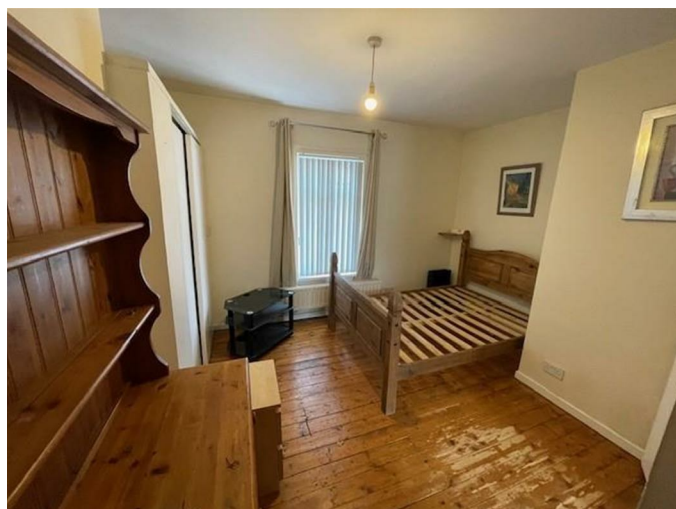
BATHROOM



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)

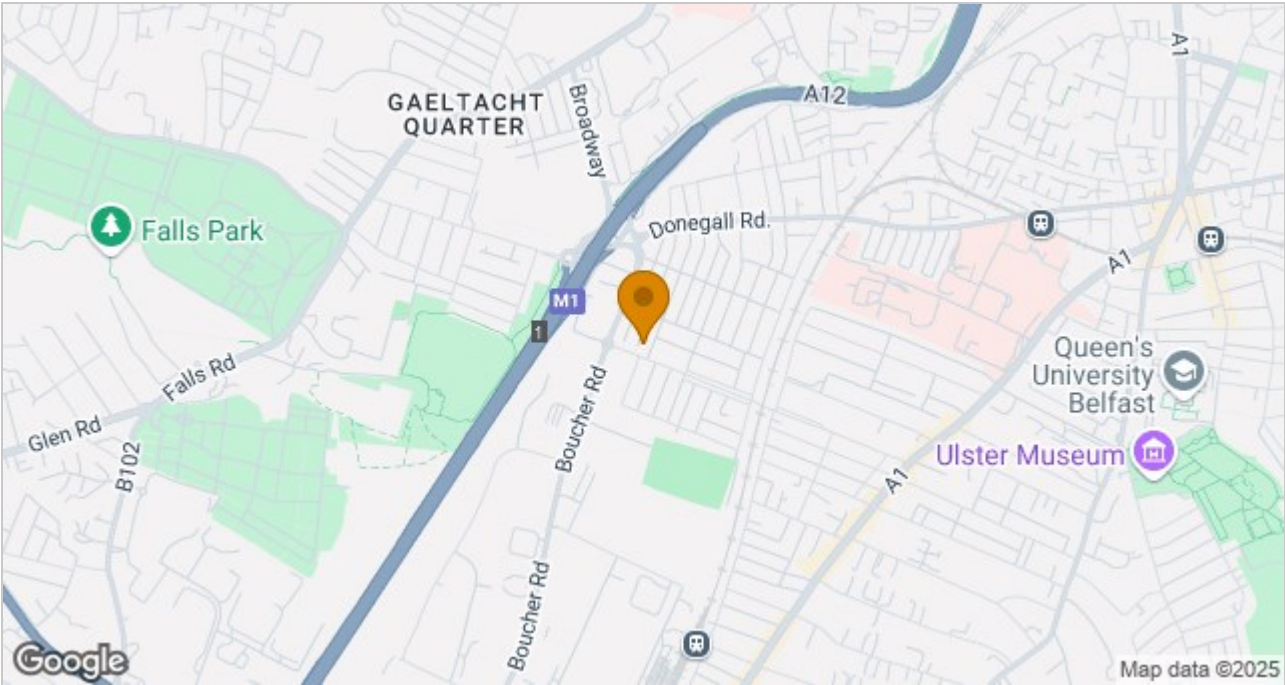


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, spaces and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any proposed purchase. The actual layout and dimensions may vary from those shown on the plan. Made with drawings 12/2024

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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