



43 Kitchener Street, Belfast, BT12 6LE

Price Guide £110,000

We are pleased to present this excellent two bedroom mid terrace property located just between Tates Avenue & Donegall Road in South Belfast. Spacious throughout this home comprises one reception, kitchen / dining area, two good sized bedrooms and first floor bathroom suite. Further benefits include oil fired central heating, PVC double glazed windows and an enclosed back yard. Early viewing is recommended.

- Mid Terrace Property
- One Reception
- First Floor Bathroom Suite
- PVC Double Glazed Windows
- Ideal First Time Buy / Investment Opportunity
- Two Bedrooms
- Kitchen With Dining Area
- Oil Central Heating
- Convenient Location

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|-------------------------|-----------|
| (92-100) A | Very energy efficient - lower running costs | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 63 | 64 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | Not energy efficient - higher running costs | | |
| Northern Ireland | | EU Directive 2002/91/EC | |

THE ACCOMODATION COMRPISES

ON THE GROUND FLOOR

ENTRANCE HALL

PVC Front door. Vinyl floor

LIVING ROOM 12'5" x 11'5" (3.8 x 3.5)



Laminate flooring with under stair storage.

KITCHEN / DINING 13'9" x 6'10" (4.2 x 2.1)



Range of and low level units, Formica work surfaces, stainless steel sink unit with mixer tap, plumbed for washing machine, part tiled walls and vinyl wood effect floor. Access to rear yard.

ON THE FIRST FLOOR

BEDROOM ONE 13'9" x 9'2" (4.2 x 2.8)



Vinyl wood effect floor.

BEDROOM TWO 10'2" x 6'10" (3.1 x 2.1)



Built in hot press. Vinyl wood effect floor.

BATHROOM 6'10" x 6'6" (2.1 x 2.0)

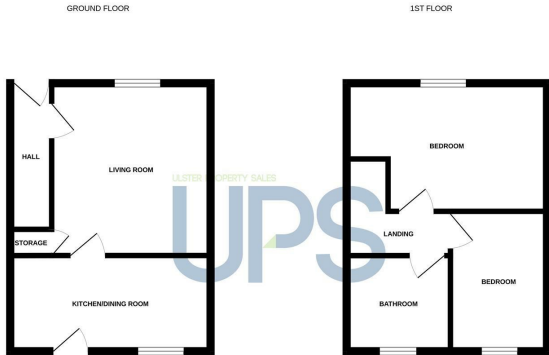


White suite comprising panel bath, built in storage, pedestal wash hand basin, low flush W.C and vinyl flooring.

OUTSIDE

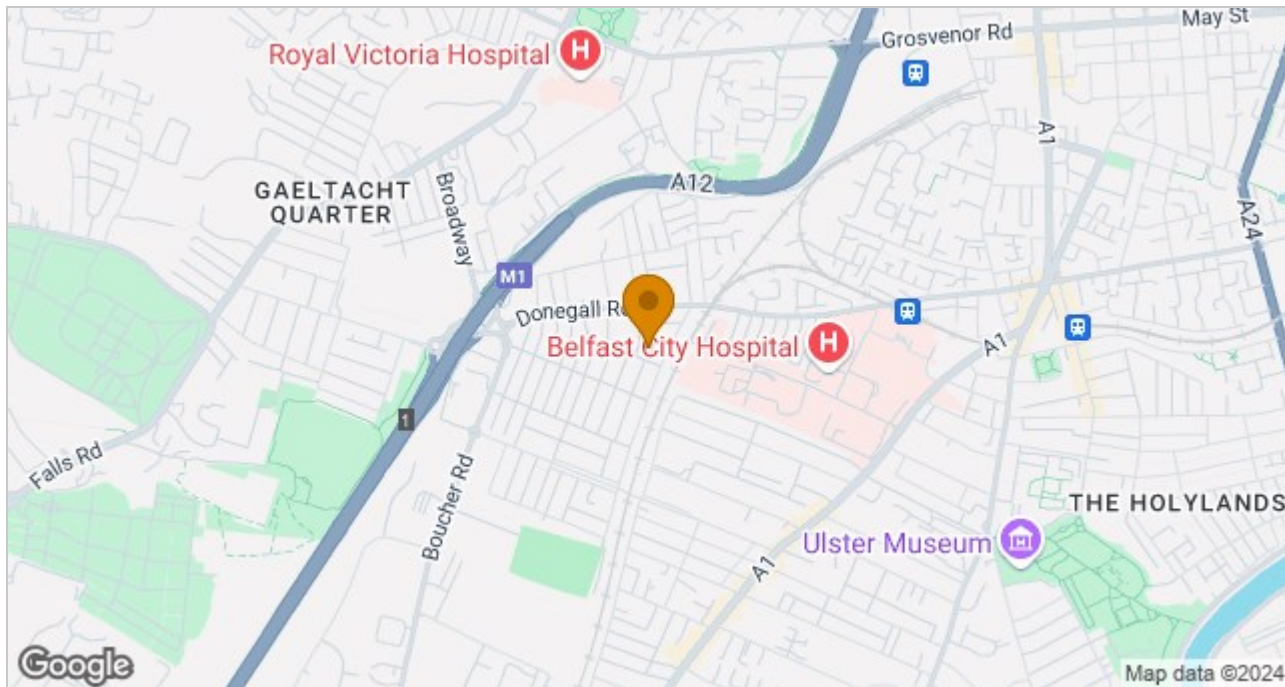
Enclosed yard to rear.

Floor Plan



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, walls and any other details are approximate and the responsibility is taken by the vendor, landlord or other lessor in the plan for an offer or purchase only and should not be used as a basis for any employment purposes. The vendor, landlord or other lessor is not responsible for any inaccuracies or omissions in the floor plan or any other details shown on the plan. Map data ©2024

Area Map



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