



53 Pretoria Street, Belfast, BT9 5AQ

Price Guide £225,000

We are pleased to offer for sale this red brick terrace property located in the heart of the popular Stranmillis Village. The well proportioned accommodation comprises living room open to dining, kitchen with double doors leading to enclosed rear garden, two good sized bedrooms on the first floor along with bathroom suite. There is a further bedroom with en-suite on the second floor. The property benefits from gas fired central heating and double glazed windows. A further advantage is the enclosed garden to rear which is in lawn along with yard. Within walking distance to a range of local amenities including cafés, restaurants and shops. Queens University, PEC and Stranmillis College are also nearby. Viewing is highly recommended.

- Well Presented Terraced Home Located Moments From Stranmillis Village
- Good Sized Kitchen With Double Doors To Rear Garden
- Modern Bathroom Suite With Bath & Shower
- Gas Fired Central Heating & PVC Double Glazing
- Living Room Open To Dining
- Three Bedrooms (One With En-suite Shower Room)
- Enclosed Rear Garden In Lawn & Yard
- Walking Distance To Local Shops, Cafes & Queens University

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(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

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE
PVC front door.

RECEPTION HALL



Solid wood flooring.

LIVING ROOM 12'9" x 9'10" (3.9 x 3.0)



Solid wood flooring, bay window. Open to dining.

DINING ROOM 10'2" x 9'10" (3.1 x 3.0)



Tiled flooring. Storage under stairs.

KITCHEN 20'0" x 7'6" (6.1 x 2.3)



Range of high and low level units, integrated oven, 4 ring hob, stainless steel extractor fan and splashback, single drainer stainless steel sink unit with drainer & mixer tap, plumbed for dishwasher, recessed spot lighting.

ON THE FIRST FLOOR

BEDROOM ONE 13'9" x 10'5" (4.2 x 3.2)



Attractive fireplace.

BEDROOM TWO 10'2" x 8'6" (3.1 x 2.6)



BATHROOM



White suite comprising low flush W.C, pedestal wash hand basin, bath, enclosed shower, chrome wall mounted radiator, recessed spotlighting.

ON THE SECOND FLOOR

BEDROOM THREE 20'11" x 9'2" (6.4 x 2.8)



Recessed spotlighting.

ENSUITE



White suite comprising low flush W.C, wash hand basin, enclosed shower, chrome wall mounted radiator.

OUTSIDE



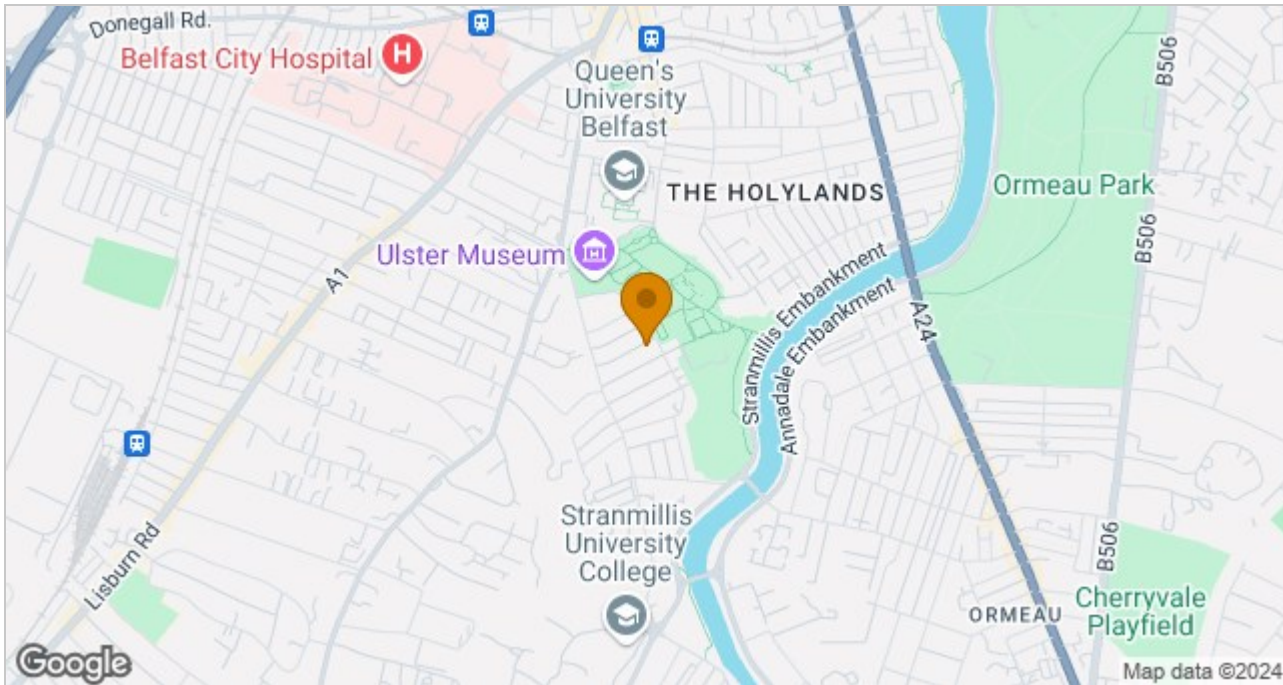
Enclosed rear yard & garden to rear in lawn.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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