



99 Kimberley Street, Belfast, BT7 3DZ

Asking Price £177,500

99 Kimberly Street is a superb home mid terrace home a few minutes from the Ormeau Road and within walking distance to Stranmillis Village, Queens University and the Lagan Tow Path that provides a direct link to the City Centre.

With the Ormeau Road on your doorstep you can take advantage of the local amenities including shops, cafés, restaurants and entertainment facilities, as well as Ormeau Park and Forestside Shopping Centre. Internally the property comprises open plan lounge / dining with a newly installed wood burning stove, fitted kitchen and two bedrooms and contemporary white bathroom suite on the first floor. Outside, there is an easily maintained garden area to the front and an enclosed yard to the rear. An excellent first time purchase and / or investment property.

- Mid Terrace Home
- Lounge Open To Dining With Wood Burning Stove
- Contemporary White Bathroom Suite
- Double Glazing
- Enclosed Rear Yard
- Two Bedrooms
- Fitted Kitchen
- Gas Heating
- Easily Maintained Front Garden
- Convenient Location To Both Ormeau & Stranmillis

Energy Efficiency Rating		Current	Potential
Key: energy efficient - lower running costs			
(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



Hard wood glass panelled front door to entrance hall, tiled floor, wood panelling

Lounge / Dining 23'6 x 14'5 (7.16m x 4.39m)



At widest Points.
Oak flooring, spotlights, understairs storage.
Cast iron wood burning stove in living area.





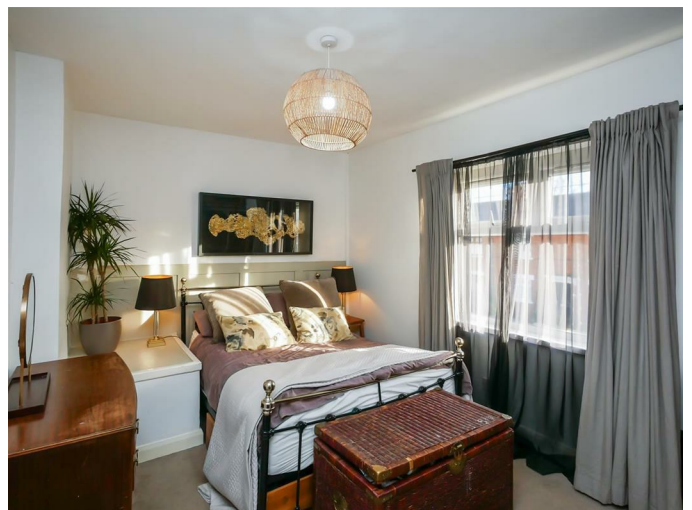
Bedroom One 14'8 x 9'7 (4.47m x 2.92m)



Fitted Kitchen 10'2 x 8'1 (3.10m x 2.46m)



Range of high and low level built-in units with glazed display cabinets, wooden work surfaces, ceramic sink unit with mixer taps, integrated fridge freezer, washing machine, part tiled walls, spotlights.

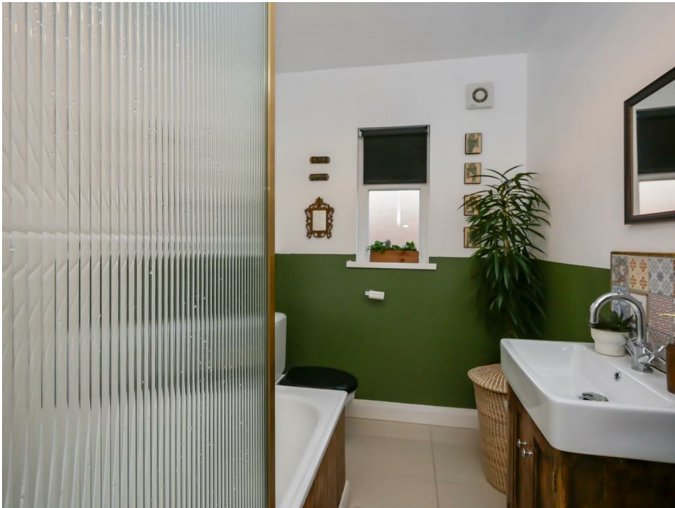


First Floor

Bedroom Two 8'7 x 8'3 (2.62m x 2.51m)



White Bathroom Suite



Comprising wood panelled bath with mixer taps and hand shower, chrome shower unit above bath, wash hand basin with mixer taps and storage below, low flush w/c. part tiled walls, tiled floor. Access to roof space, floored for storage.



Landing Built-in storage

Outside Front



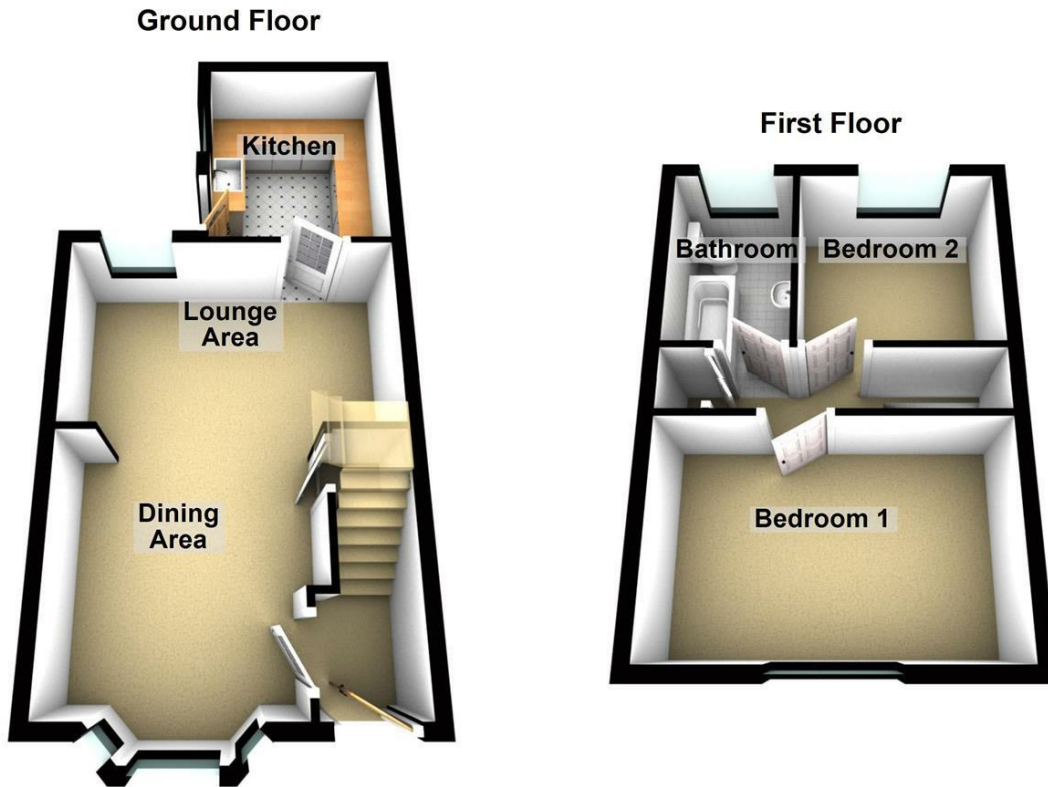
Easily maintained area to front.

Outside Rear



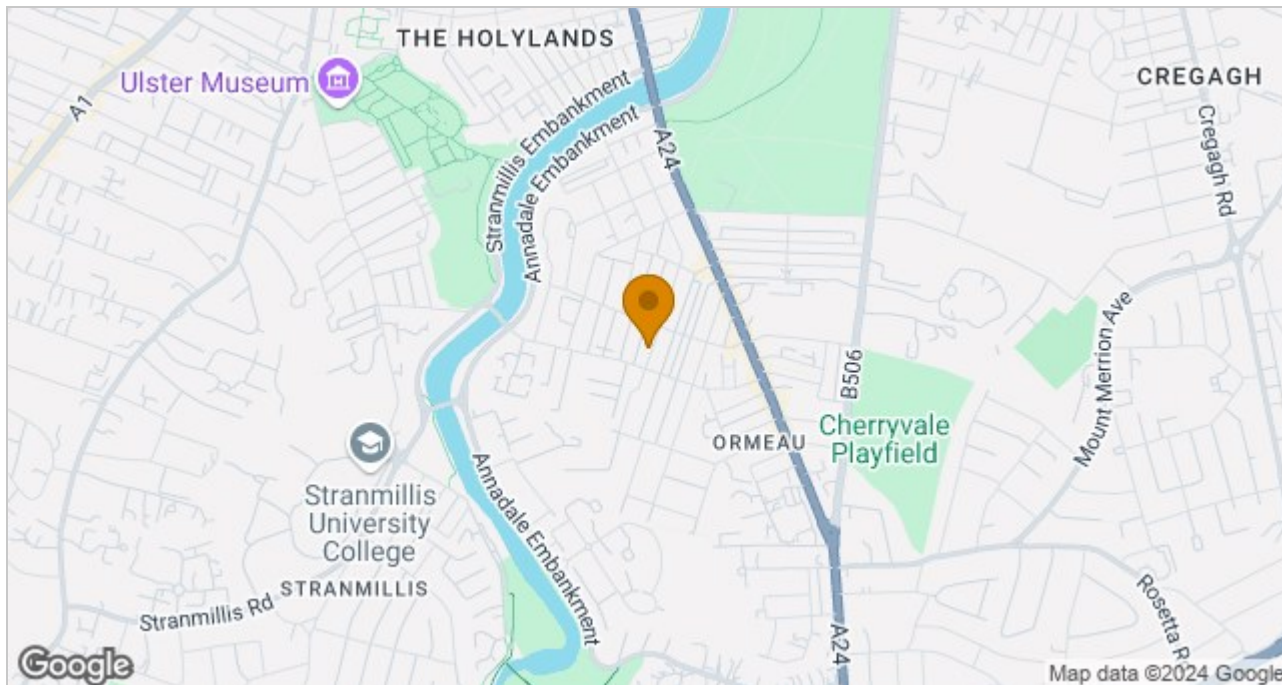
Enclosed Rear yard.

Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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