



11 Tavanagh Street, Belfast, BT12 6JL

Price Guide £80,000

This mid-terrace property is conveniently located close to a vast range of amenities. The property has been priced to allow for modernisation and comprises, two receptions, large fitted kitchen, two good sized bedrooms and first floor bathroom suite. Outside there is an enclosed yard to rear. Oil fired central heating and pvc double glazed windows are both in place. With similar property selling fast early viewing is highly recommended.

- Mid Terrace Property
- Two Receptions
- First Floor Bathroom Suite
- PVC Double Glazed Windows
- Priced To Allow For Modernisation
- Two Good Sized Bedrooms
- Large Fitted Kitchen
- Oil Central Heating
- Convenient Location
- Cash Offers Only

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(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 ACCOMODATION COMRPISES
ON THE GROUND FLOOR**

LIVING ROOM 10'2" x 9'6" (3.1 x 2.9)



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



KITCHEN 14'1" x 9'2" (4.3 x 2.8)



Range of high and low level units, stainless steel sink unit, plumbed for washing

machine, fully tiled walls and vinyl floor. Access to rear yard.

ON THE FIRST FLOOR

BEDROOM ONE 13'1" x 9'10" (4.0 x 3.0)



BEDROOM TWO 9'10" x 7'10" (3.0 x 2.4)



BATHROOM 11'1" x 6'6" (3.4 x 2.0)



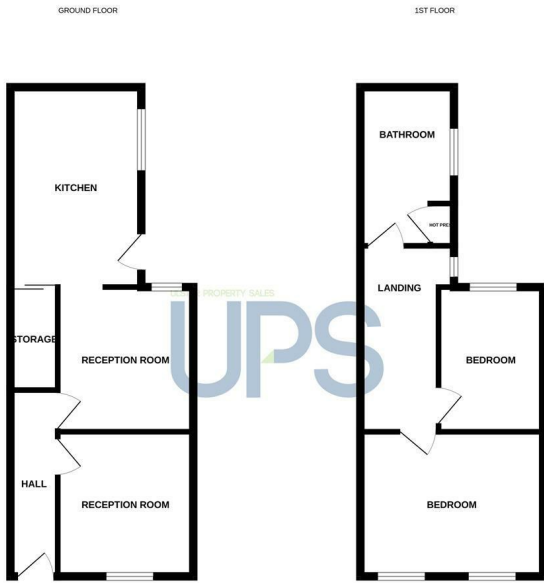
Suite comprising, panel bath, pedestal wash

hand basin, low flush w.c., part tiled walls
and vinyl floor.

OUTSIDE

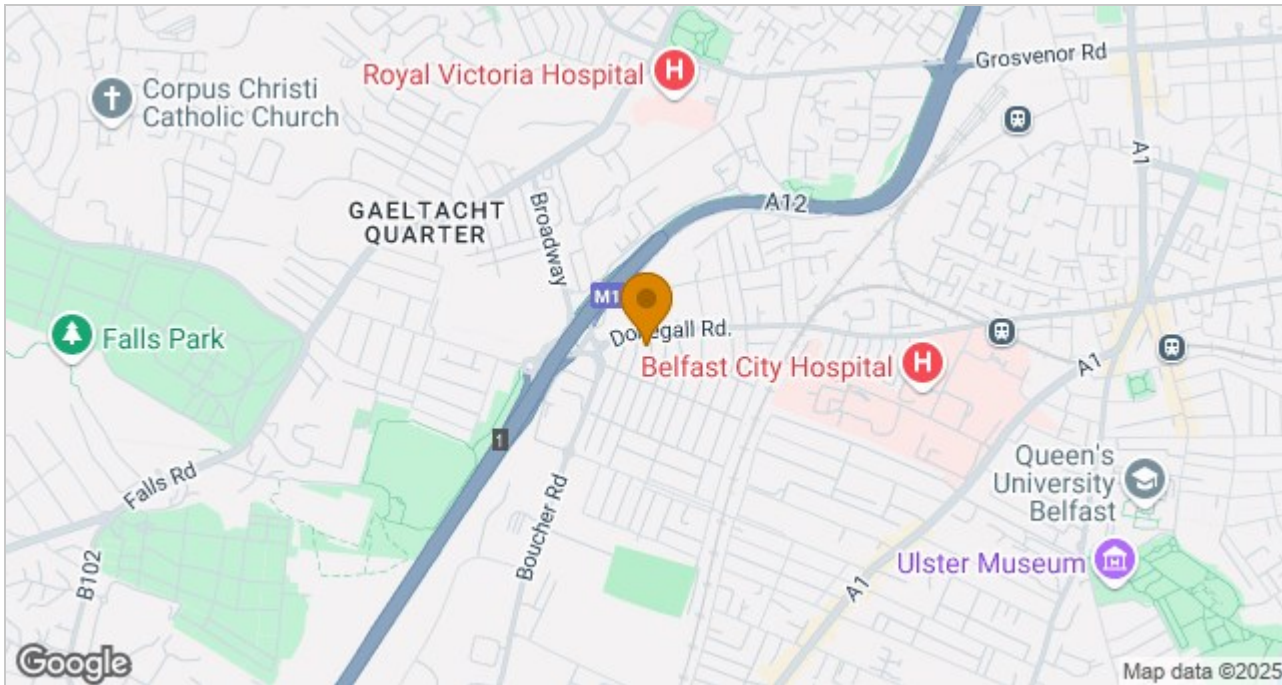
Enclosed yard to rear.

Floor Plan



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Area Map



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