

101 Manor Street , Belfast, BT14 6DX

Offers Over £129,950

A Beautifully Presented Town Terrace Just A Short Commute To The City.

A fabulous opportunity to purchase a beautifully presented town terrace just a short commute to the City Centre. The spacious interior comprises 3 bedrooms, spacious lounge with real effect fire, modern fitted kitchen with dining area and fully tiled modern white bathroom. The dwelling further offers downstairs cloakroom, uPvc double glazed windows and exterior doors, pvc fascia, eaves, new rainwater goods and gas central heating. Private rear garden and off street parking combines with this most convenient location with the City, New University and superb shopping all within a short commute - Early Viewing is highly recommended for this fantastic first time buy or investment opportunity.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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	

101 Manor Street

, Belfast, BT14 6DX



- Beautifully Presented Town Terrace
- Contemporary Fitted Kitchen With Dining
- Upvc Double Glazed Windows & Doors
- Short Commute To The City
- 3 Bedrooms
- Modern White Bathroom
- Downstairs Cloakroom
- Spacious Lounge
- Gas Central Heating
- Private Hard Landscaped Gardens

Entrance Porch

Upvc double glazed entrance door, wood laminate floor.

Entrance Hall

Vestibule door, wood laminate floor, double panelled radiator.

Lounge

13'10" x 11'2" into bow (4.22 x 3.41 into bow)
Wood laminate floor, wall mounted real effect fire, double panelled radiator.

Kitchen

17'0" x 12'1" (5.20 x 3.70)
Stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, stainless steel extractor fan, fridge/freezer space, plumbed for washing machine, partly tiled walls, ceramic tiled floor, understairs storage.

Dining Area:

Rear Lobby

Wood laminate floor, pvc door to rear.

Downstairs Cloakroom

Modern white suite comprising, pedestal wash hand basin, low flush wc, partially tiled walls, wood laminate floor.

First Floor

Landing, access to roofspace, 2 x built-in storage.

Bathroom

Fully tiled modern white suite comprising panelled bath, thermostatically controlled shower, pedestal wash hand basin, low flush WC, ceramic tiled floor, feature radiator.

Bedroom

11'4" x 10'10" (3.46 x 3.31)
Double panelled radiator.

Bedroom

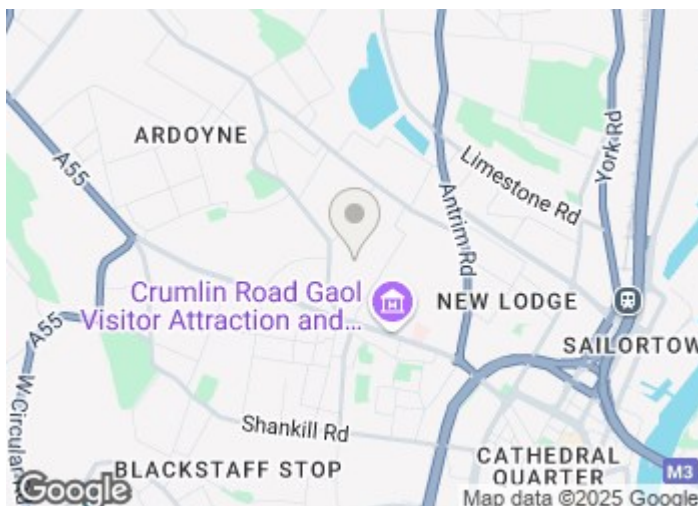
9'4" x 7'2" (2.86 x 2.20)
Panelled radiator.

Bedroom

11'7" x 9'11" (3.54 x 3.04)
Wood laminate floor, panelled radiator.

Outside

Hard landscaped front and rear in patio, outside tap and light. Double gates to off street parking.



Directions



Floor Plan

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



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