

## 123 GREAT NORTHERN STREET

Belfast BT9 7FL

- Two Good Sized Bedrooms
- Comfortable Living Room With Open Aspect To Kitchen / Dining
- Modern Fitted Kitchen
- Gas Heating / PVC Double Glazed Windows
- Enclosed Rear Yard Leading To Paved Garden Area
- Convenient Lisburn Road Close To Shops, Cafes & Restaurants

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	72
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**£925**

# 123 Great Northern Street

, Belfast, BT9 7FL



## ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

#### ENTRANCE HALL

Hardwood front door.

#### LIVING ROOM

13'9" x 9'6" (4.2 x 2.9)

Laminate wood floor, under stairs storage.

#### KITCHEN / DINING

12'5" x 7'6" (3.8 x 2.3)

Range of high and low level units, single drainer stainless

steel unit, integrated wall mounted oven, 4 ring electric hob, extractor fan, recessed rear hall plumbed for washing machine, double doors to rear yard.

#### BATHROOM

Contemporary white suite comprising panel bath with shower over, wash hand basin, partially tiled walls, tiled floor.

### ON THE FIRST FLOOR

#### BEDROOM ONE

12'5" x 13'9" (3.8 x 4.2)

Hardwood flooring, attractive feature fireplace.

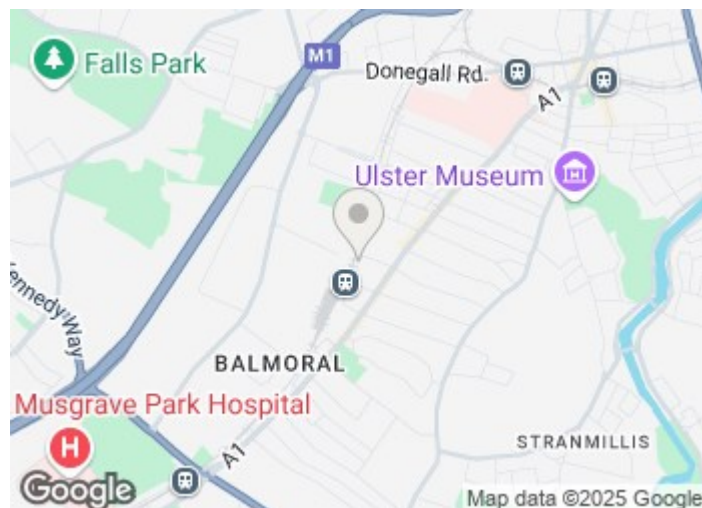
#### BEDROOM TWO

12'5" x 7'6" (3.8 x 2.3)

Hardwood flooring.

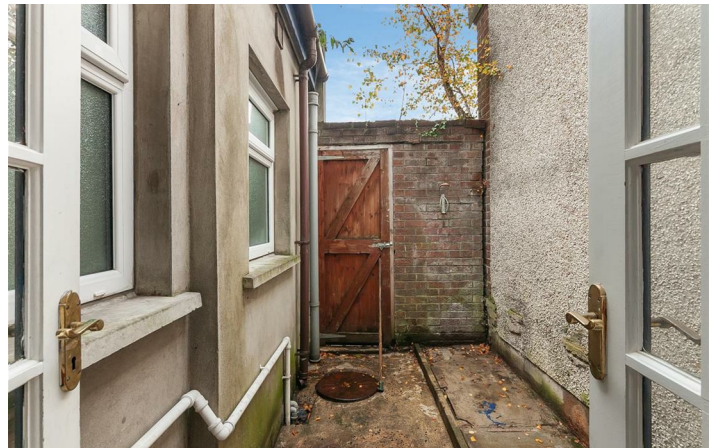
#### OUTSIDE

Paved garden to rear.



## Directions

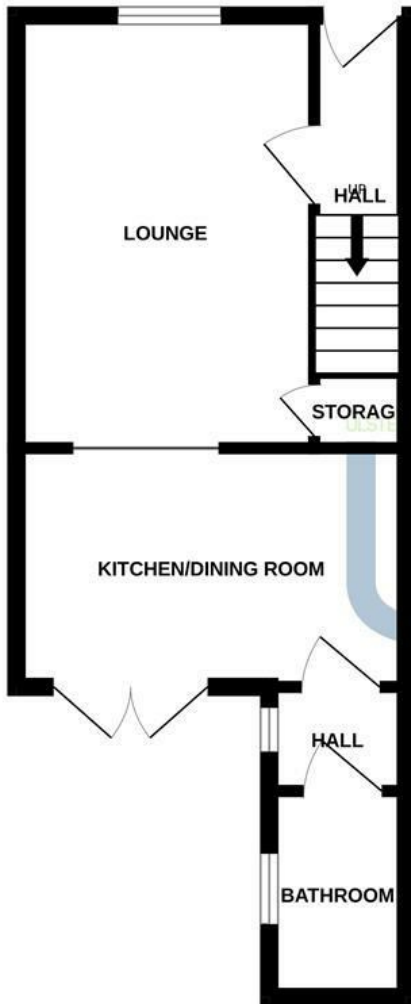




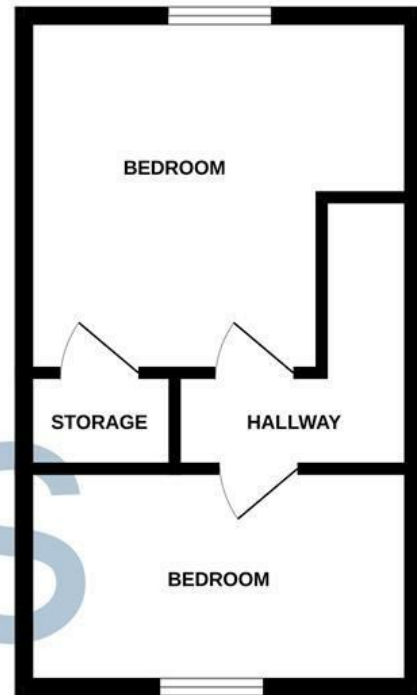


# Floor Plan

GROUND FLOOR

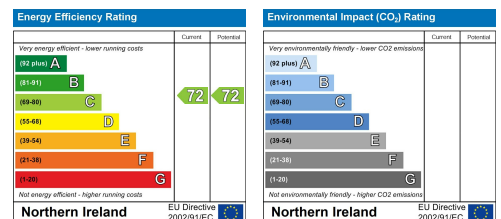


1ST FLOOR



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