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**48 Meadowbank Place**

Lisburn Road  
BT9 7FF

**Offers Over £140,000**

## 48 MEADOWBANK PLACE, LISBURN ROAD, BT9 7FF

- Mid Terrace Property in an Exceptionally Convenient Location
- Generous Lounge / Separate Study or Home Office
- Fitted Kitchen
- 2 Bedrooms
- Shower Room with White Suite
- Oil Fired Central Heating / Double Glazed Windows
- Well Presented Throughout
- Enclosed Rear Yard
- Convenient to a Wide Range of Amenities Including Shops, Restaurants and Public Transport
- Ideal for Investors and Owner Occupiers



This well presented mid terrace property is ideally located just off Lisburn Road.

The property is well presented by the current owners and offers well proportioned accommodation with a generous lounge, separate study/home office, fitted kitchen, two good sized bedrooms and a shower room with white suite

In addition, the property benefits from oil fired central heating and double glazed windows.

Situated close to many local amenities on Lisburn Road, including shops and public transport, as well as being convenient to Belfast City Centre and Queens University, this delightful property is ideal for either owner occupiers or investors and viewing is highly recommended.







## PROPERTY COMPRISES

**ENTRANCE PORCH** uPVC double glazed entrance door, tiled floor.

**ENTRANCE HALL** Glazed vestibule door, laminate wood strip floor.

**LOUNGE** 15' 0" x 9' 8" (4.57m x 2.95m) Laminate wood strip floor.

**REAR HALL** Laminate wood strip floor.

**STUDY** 6' 7" x 6' 6" (2.01m x 1.98m) Laminate wood strip floor.

**KITCHEN** 9' 0" x 6' 0" (2.74m x 1.83m) Range of high and low units with formica worktop surfaces, built in extractor canopy, 1.5 bowl stainless steel sink unit and mixer taps.

## FIRST FLOOR

**SHOWER ROOM** Fully tiled shower cubicle, pedestal wash hand basin and close coupled WC.

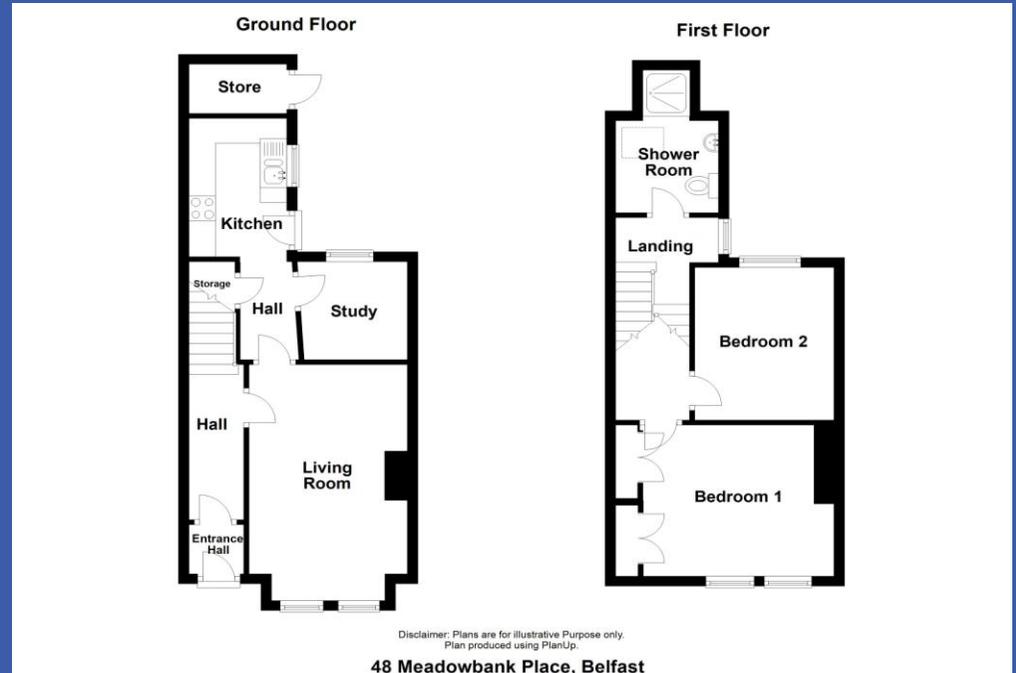


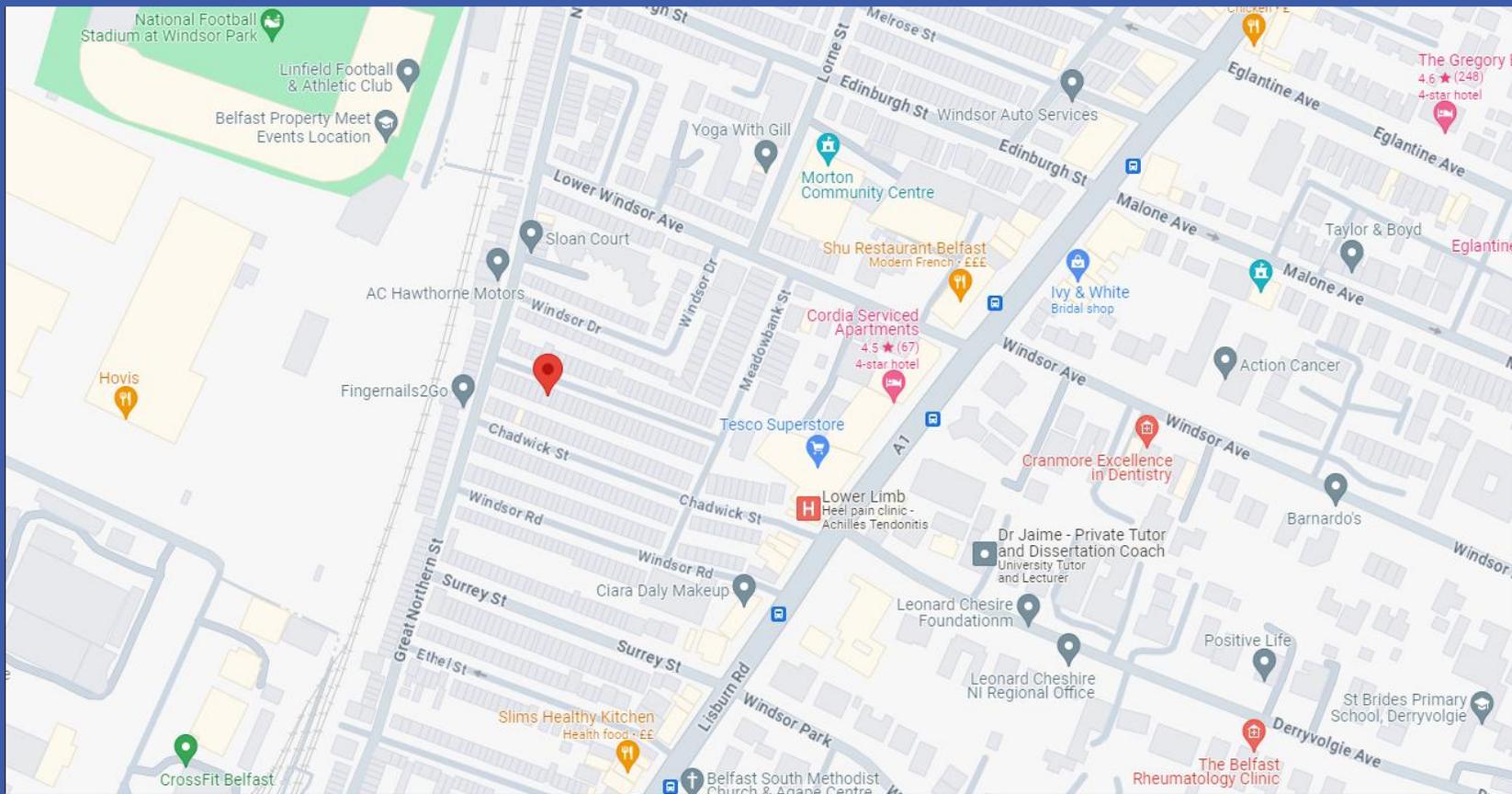


**BEDROOM 1** 12' 10" x 10' 2" (3.91m x 3.1m) Range of built in wardrobes.

**BEDROOM 2** 10' 2" x 8' 6" (3.1m x 2.59m)

**OUTSIDE** Yard area, PVC oil tank, boiler house.





**Directions:**

Coming out of Belfast on Lisburn Road, turn right in to Chadwick Street and then right again in to Meadowbank Street, Meadowbank Place is then on the left hand side

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	50 E	
21-38	F		
1-20	G		



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