



Empire Street, Belfast, County  
Antrim, BT12

**Asking Price: £109,950**

 **Reeds Rains**

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**Asking Price: £109,950**

EPC Rating: 62/69 D

**DESCRIPTION**

Located just off the Donegall Road, this red brick terrace home offers a practical layout in a convenient location. The property includes a bright front lounge, a good sized kitchen, two generous double bedrooms and a bathroom with white suite.

Externally, there is a small garden to the front and a spacious, enclosed yard to the rear. The property is well positioned offering a short walk or drive to the Belfast City Centre, Boucher Road and Belfast City Centre.

This would be an excellent first time buy or investment and we would recommend viewing at your earliest convenience to avoid missing out.

**GROUND FLOOR**

**Entrance Hall**

The entrance hall has a PVC front door and laminate flooring leading to the living room.

**Living Room**

12'7" x 10'3" (3.84m x 3.12m)  
A bright living space with laminate flooring and cast iron fireplace.

**Kitchen**

13'4" x 5'10" (4.06m x 1.78m)  
The kitchen has a good range of high and low level units, basin with swan neck mixer tap, integrated electric hob and oven, and an extractor. The kitchen has also been plumbed for a dishwasher and washing machine. The kitchen has a tiled floor and part tiled walls, ceiling spotlights, and a PVC door to the rear yard.

**FIRST FLOOR**

**Bedroom One**

13'4" x 8'11" (4.06m x 2.72m)

A spacious double room with laminate flooring and an outlook to the front.

**Bedroom Two**

9'7 x 6'8 (2.92 x 2.02)  
A generous second bedroom with laminate flooring and an outlook to the rear of the property.

**Bathroom**

6'6 x 6'4 (1.98 x 1.94)  
An excellent bathroom with a three piece suite to include a panel bath, overhead shower unit, wash hand basin with mixer tap, and a low flush wc. The bathroom has been finished with a tiled floor and partially tiled walls.

**OUTSIDE**

Externally, there is a gated front garden and a very generous enclosed rear yard.

For full EPC please contact the branch.

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