



**Fetherston
Clements**

ESTATE AGENTS

485 Lisburn Road, Belfast, BT9 7EZ
Tel: 02890 661111
Email: info@fetherstonclements.com
Web: www.fetherstonclements.com

44 Salisbury Street

Dublin Road
BT7 1AH

Offers In Region Of £124,950

44 SALISBURY STREET, BELFAST, BT7 1AH

- **Excellent Ground Floor Apartment in a Popular Residential Development**
- **Spacious Living Dining Room**
- **Fitted Kitchen**
- **Two Well Proportioned Bedrooms**
- **Two Built In Storage Cupboards**
- **Modern Bathroom with Shower over Bath**
- **Gas Fired Central Heating & Double Glazing**
- **Allocated Parking Space**
- **Highly Convenient Location within Close Reach of City Centre**

This excellent ground floor apartment is conveniently located just a short walk to Belfast City Centre.

The accommodation comprises lounge with dining area, kitchen with range of fitted high and low level units, two bedrooms and bathroom with modern white suite. There are two further storage cupboards. In addition the property benefits from gas fired heating.

Situated in the popular 'Golden Mile' area, the Dublin Road offers convenient day to day amenities such as Tesco and a large chemist, not to mention popular nightlife venues. More comprehensive facilities can be found within a short walk to the City centre.

Queens University is approximately 10 minutes walk as is Belfast City Hospital. For those travelling out of the city by car, this apartment has it's own dedicated parking space and is close to the main commuter routes to the rest of the province.

The accommodation and location on offer at this property is sure to appeal to private purchasers and investors alike. Viewing is recommended to appreciate this property and popular location.



Property Comprises

Part glazed PVC front door leading to...

ENTRANCE PORCH Laminate wood flooring.

LIVING/ DINING ROOM 19' 4" x 10' 3" (5.907m x 3.130m) Laminate wood flooring.

KITCHEN 8' 0" x 7' 8" (2.458m x 2.340m) Range of high and low units. Laminate wood worktop. Stainless steel sink unit with mixer tap and drainer. Tiled splashback. integrated hobs. Integrated oven. Extractor hood. Space for washing machine. Space for fridge freezer. Tiled floor. Worcester gas boiler.

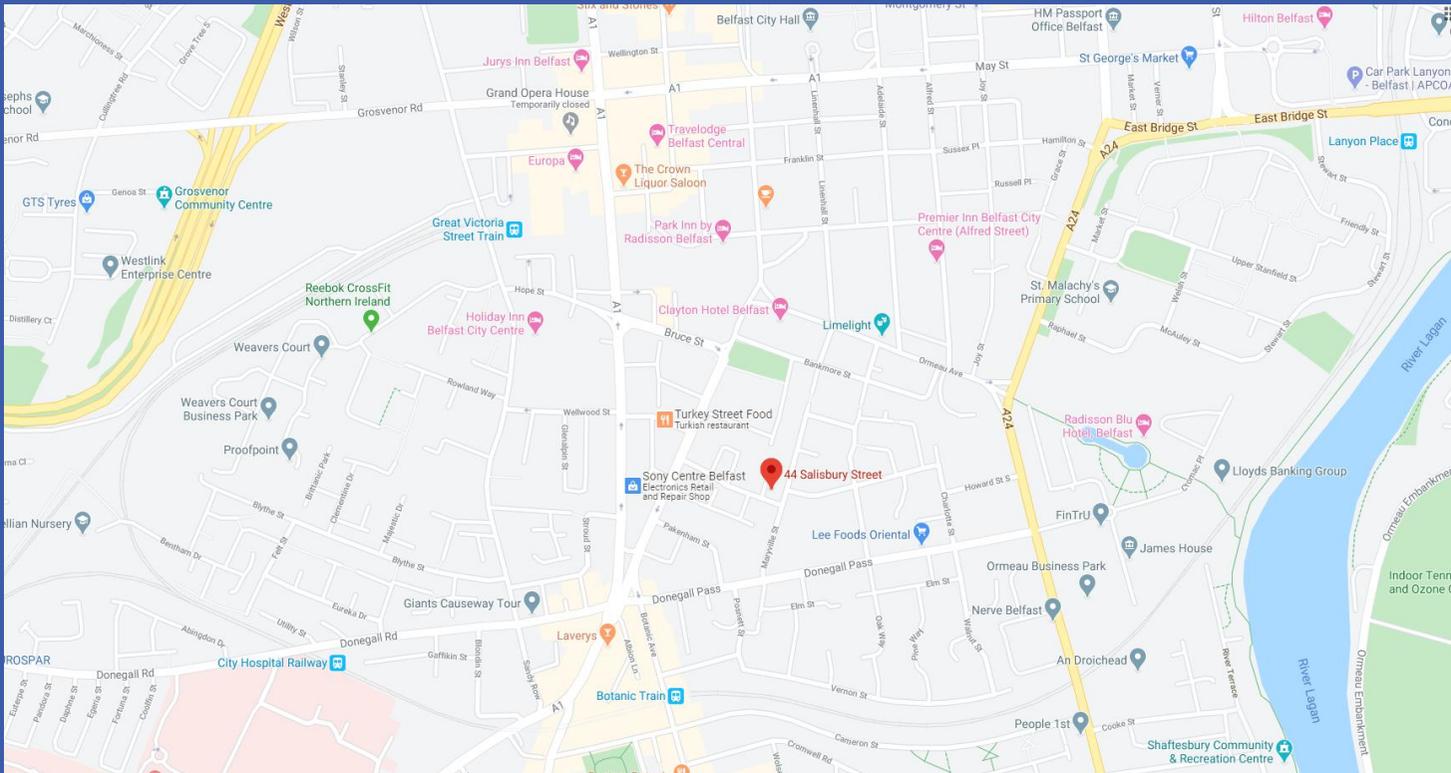
BACK HALL Two built in storage cupboards.

BEDROOM 2 8' 2" x 8' 0" (2.499m x 2.453m)

BEDROOM 1 12' 3" x 12' 1" (3.754m x 3.697m) (At Widest Points) Laminate wood floor.

BATHROOM Low flush WC. Pedestal sink with single taps. Panelled bath with mixer tap and thermostatic shower. Extractor fan. Tiled floor. Tiled walls. Tongue & groove ceiling.





Directions:

See map.



Fetherston Clements Estate Agents for themselves and for the Vendors or Lessors of the property whose agents they are give no notice that; i) these particulars are given without responsibility of Fetherston Clements or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Fetherston Clements cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for the use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Fetherston Clements has authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and / or rent, all figures are quoted exclusive of VAT, intending purchasers or tenants must satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice; v) Fetherston Clements will not be liable in negligence or otherwise, for any loss arising from the use of these particulars; vi) Appliances not tested or verified.