



**Fetherston
Clements**

ESTATE AGENTS

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48 Ulsterville Gardens

Lisburn Road
BT9 7BB

Offers In Region Of £155,000

**48 ULSTERVILLE GARDENS,
BELFAST, BT9 7BB**

- **Attractive Mid Terrace Property Off Lisburn Road**
- **Bright & Deceptively Spacious Throughout**
- **Open Plan Living/ Dining Room with Feature Bay Window**
- **Recently Modernised Kitchen**
- **Three Excellent Bedrooms**
- **Bathroom with Corner Bath Suite and Shower Over Bath**
- **Gas Fired Central Heating**
- **Small Front Garden and Large Rear Garden in Paving**
- **Superb Location Close to Amenities Such As Shops, Supermarkets, Coffee Shops and Boutiques**
- **Close to Motorway, Arterial Routes, Bus and Train Links**



This beautifully presented mid terrace property is located in a sought after area just off the bustling Lisburn Road. Providing deceptively spacious accommodation and excellent outdoor space.

Internally the property comprises open plan living/ dining room, recently modernised fitted kitchen, three well proportioned bedrooms and bathroom.

The property benefits from gas fired central heating and double glazed windows. Externally there is a small front garden and a great sized south facing rear garden in paving.

With proximity to City Centre, Queens University and City Hospital and a multitude of amenities such as shops, cafes, restaurants and bars of the Lisburn Road, this property services the needs for prospective occupants.

Suitable for a range of purchasers, viewing is recommended to appreciate this quality house and all it has to offer.





Property Comprise s

Part glazed wooden front door leading to...

ENTRANCE PORCH

Tiled floor. Part glazed wooden door leading to...

HALL

Tiled floor. Dado rail.

LIVING/ DINING ROOM 24' 1" x 11' 4" (7.358m x 3.459m) (At Widest Points)

Laminate wood flooring. Understairs storage.

KITCHEN 10' 10" x 7' 3" (3.320m x 2.211m)

Range of high and low units. Laminate wood effect worktop. Tiled splashback. Integrated oven. Electric hobs. Space for fridge freezer. Space for washing machine. Stainless steel extractor hood. Franke sink with drainer and pull out spray mixer tap. Laminate floor. Tongue & groove ceiling. Part glazed back door to rear garden.





STAIRS TO LANDING

Hatch to roof space.

BEDROOM 10' 0" x 9' 7" (3.050m x 2.922m)

BEDROOM 10' 0" x 8' 0" (3.060m x 2.45m)

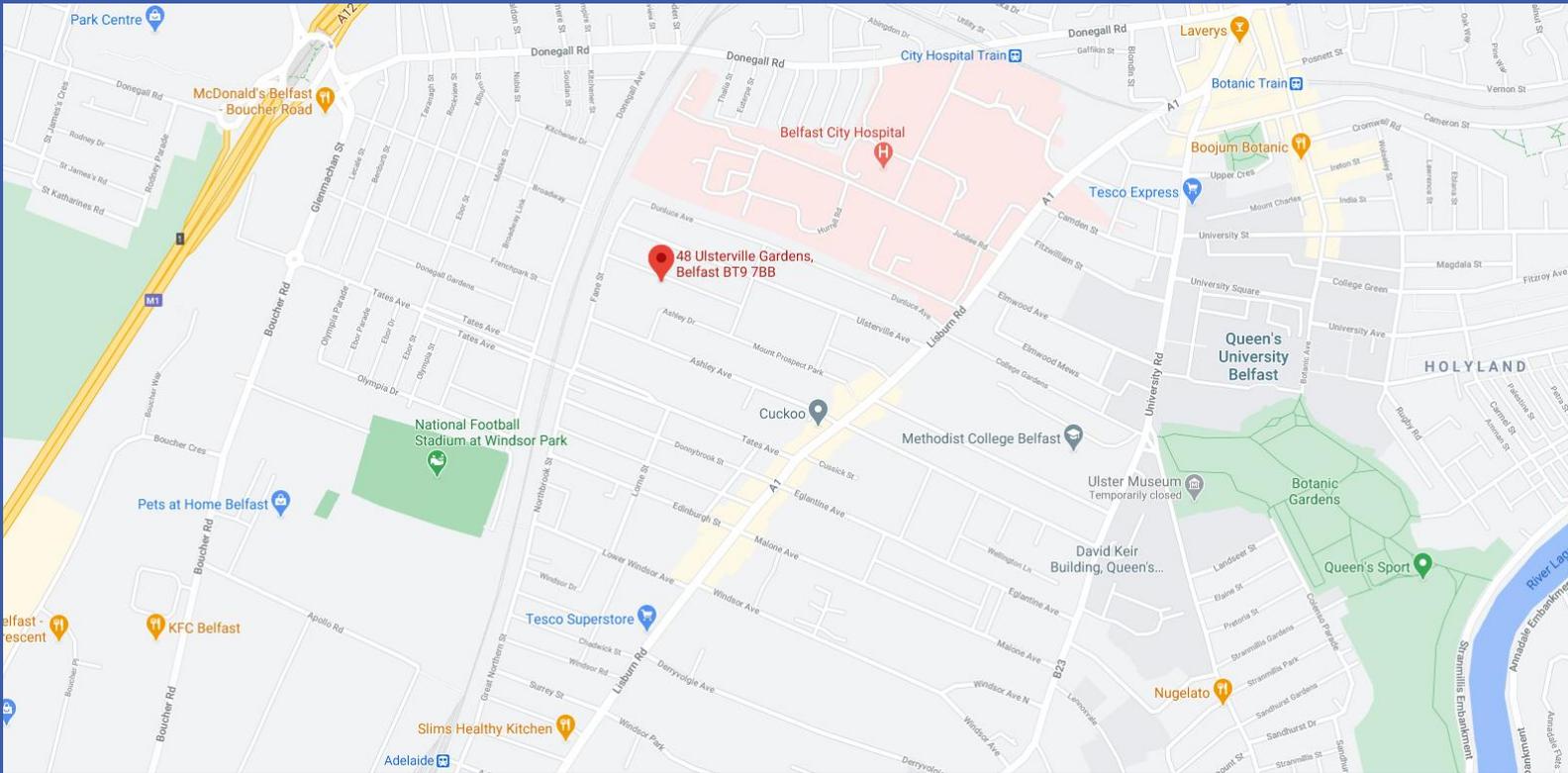
BEDROOM 10' 0" x 6' 8" (3.057m x 2.045m)

BATHROOM 7' 0" x 6' 11" (2.157m x 2.120m)

Low flush WC. Pedestal sink with single taps. Corner bath with mixer tap. Creda electric shower over bath. Tongue & groove ceiling. Tiled walls. Tiled floor. Built in storage with Baxi gas boiler. Spotlights.

EXTERIOR South facing rear garden in paving with gate to alley way for bin access. Front yard.





Directions:

See map.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	70 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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