



This well presented extended storey mid terrace property occupies an excellent location in one of the most sought after streets off the Lisburn Road with its many amenities virtually on one's doorstep.

The property offers well proportioned and adaptable accommodation throughout which lends itself ideally to the rental market and to owner occupiers.

Recent sales in this particular area have proven extremely successful and with its prime location and overall accommodation will offer potential purchasers an excellent investment opportunity or an ideal home.

Offers Over
£185,000

25 Ethel Street,
Lisburn Road,
BELFAST,
BT9 7FT

Viewing by
appointment
through agent
028 9066 3030

- Well Presented Extended Three Storey Terrace Property in Excellent Convenient Location
- Spacious Lounge with Glass Fronted Stove Open Plan to Dining Area
- Leading to Modern Fitted Kitchen with Range of Built-in Appliances
- 5 Well Proportioned Bright Bedrooms
- Brand New First Floor Fitted Bathroom with separate Shower Cubicle
- Gas Fired Central Heating/uPVC Double Glazed Windows
- Fire & Security Alarm System
- Generous Adaptable Accommodation Ideal for Rental Market & Excellent Investment Opportunity
- Also Suitable for Owner Occupiers
- Front Garden Area & Enclosed Rear Yard
- Amenities on Thriving Lisburn Road Virtually on One's Doorstep

The Property Comprises:

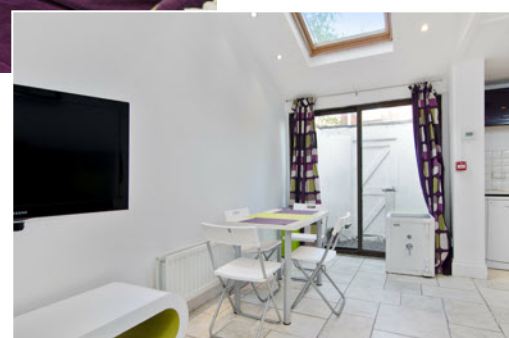
Ground Floor

Hardwood front door to . . .

RECEPTION HALL: Ceramic tiled floor, cornice ceiling, ceiling rose, fire alarm and security alarm.

BEDROOM (5): 12' 4" x 10' 4" (3.76m x 3.15m) (into bay). Laminate wood effect floor, cornice ceiling, ceiling rose, built-in shelves.

LOUNGE OPEN PLAN TO DINING AREA & MODERN KITCHEN: 22' 9" x 14' 2" (6.93m x 4.33m) (at widest points). Fireplace with glass fronted solid fuel Georgian style stove, ceramic tiled floor, double glazed doors to enclosed rear yard. Excellent range of high and low level units, 1.5 bowl stainless steel sink unit, work surfaces, Hoover four ring ceramic hob, stainless steel extractor fan and canopy, matching CDA oven, plumbed for washing machine, plumbed for dishwasher, matching ceramic tiled floor, fully tiled walls, built-in wine rack, low voltage spotlights, Velux window giving additional natural light.



First Floor Return

LANDING: Low voltage lights.

NEW BATHROOM: 9' 1" x 6' 7" (2.76m x 2.00m) White suite comprising panelled bath with shower attachment, low flush wc, pedestal wash hand basin, floor tiling, tiled effect walls, separate shower cubicle, tongue and groove ceiling, low voltage lights, extractor fan. Access to roofspace.



First Floor

LANDING:

BEDROOM (1): 14' 4" x 9' 7" (4.37m x 2.92m) (at widest points). Picture rail, low voltage lights, built-in shelves.



BEDROOM (2): 9' 6" x 7' 5" (2.9m x 2.26m) Double built-in robe, cupboard incorporating Ideal gas boiler, low voltage lights.

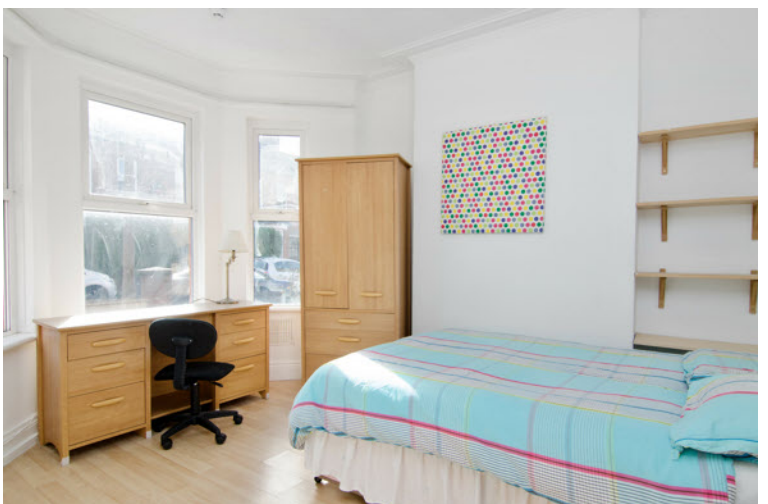
Second Floor

LANDING: Low voltage lights.

BEDROOM (3): 14' 4" x 9' 8" (4.37m x 2.95m) Sanded, varnished and painted floor boards, low voltage lights, access to roofspace.

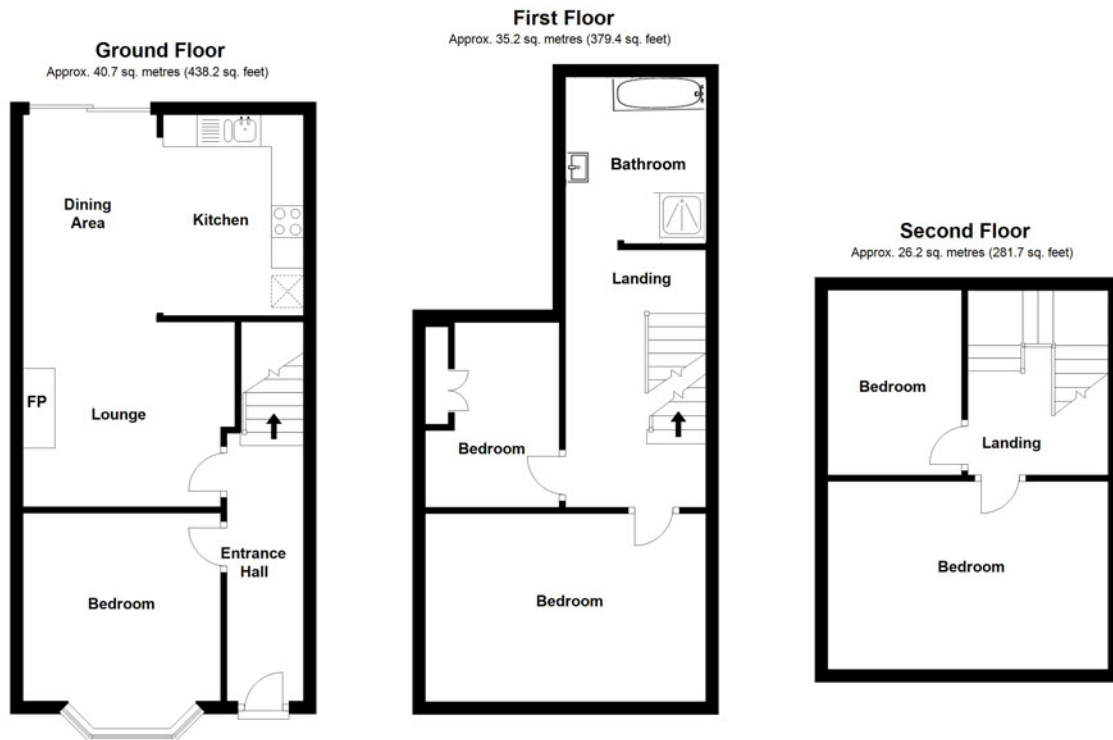


BEDROOM (4): 9' 6" x 8' 3" (2.9m x 2.51m) Double glazed Velux window adding natural light. Built-in shelves.



Outside

Paved front garden area with boundary wall. Enclosed rear yard area. Storage outhouse.



Total area: approx. 102.1 sq. metres (1099.3 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

Location:

Heading out of Belfast on Lisburn Road continue past the City Hospital and Tates Avenue and Ethel Street is approximately 0.5 of a mile on the right.

Belfast Branches

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000

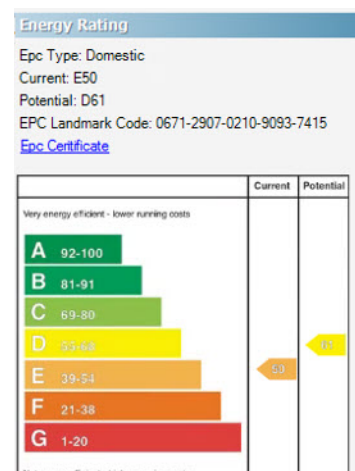
Other Branches

Bangor - 028 91 45 1166
Holywood - 028 90 42 4747
Lisburn - 028 92 66 1700

www.templetonrobinson.com



With You Every Step of the Way



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.