

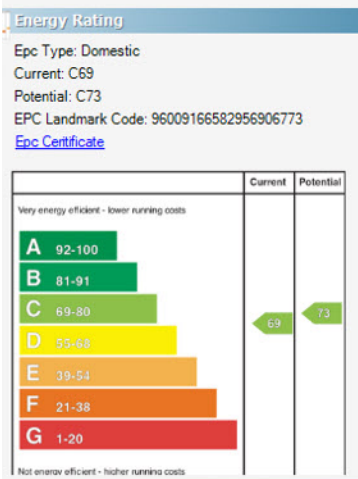
Total area: approx. 79.7 sq. metres (857.9 sq. feet)

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

Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
North Down - 028 90 42 4747  
Lisburn - 028 92 66 1700  
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This spacious mid terrace occupies a superb situation only a few minutes walk from the thriving Lisburn Road, the City Centre and all its amenities with Queen's University and the City Hospital and Royal Hospitals also extremely convenient.

The property is up to HMO standards but does not hold a current certificate. The generous well proportioned accommodation comprises; entrance porch, ground floor bedroom 4, living room, modern fitted kitchen with dining area. On the first floor there are three bedrooms and a shower room with separate wc. This property offers an excellent investment opportunity, in particular for parents with children going to Queens University or University of Ulster.

The property benefits from gas fired central heating and double glazed windows. There is an enclosed rear yard.

Early viewing is encouraged to appreciate the potential this property has to offer.

Offers Over  
£159,950

12 Fane Street,  
Belfast,  
BT9 7BW

Viewing by  
appointment with  
& through agent  
028 9066 3030



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Belfast,  
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## Property Features

- Spacious Four Bedroom Mid Terrace in Super Lisburn Road Location
- Excellent Transport Links Available and An Array of Shops Restaurants and Bars
- The City Centre is a Short Walk Away and the Royal & City Hospitals and Queens University Only a Short Drive
- Entrance Porch
- Ground Floor Bedroom Four
- Living Room
- Modern Fitted Kitchen with Dining Area
- Three Further First Floor Bedrooms
- Shower Room and Separate wc
- The property meets HMO Standards but does not currently hold an HMO Certificate
- Gas Fired Central Heating / Mahogany Effect uPVC Double Glazed Windows
- Enclosed Rear Yard

## Location:

Fane Street is a continuation of Great Northern Street and runs parallel to the Lisburn Road.

## Property Comprises

### Ground Floor

Solid wood door with glazed panels to . .

#### RECEPTION HALL:

BEDROOM (4): 10' 7" x 8' 0" (3.22m x 2.44m)

LIVING ROOM: 14' 0" x 12' 1" (4.27m x 3.68m) (at widest points)

Fireplace, french doors into kitchen/dining area.

KITCHEN WITH DINING AREA: 8' 11" x 15' 10" (2.72m x 4.82m) Fitted kitchen with extensive range of high and low level units, stainless steel sink unit, space for cooker, space for fridge freezer, plumbed for washing machine, laminate work surfaces, wood effect laminate floor, raised dining area. Door to rear yard.

### First Floor Return

BEDROOM (3): 9' 0" x 7' 9" (2.75m x 2.36m)

SHOWER ROOM: Modern shower room comprising of chower cubicle with 'Redring' electric shower, pedestal wash hand basin, low flush wc, extractor fan, laminate floor.

SEPARATE WC: Modern suite comprising of wc, low flush wc, wash hand basin, laminate floor.

### First Floor

BEDROOM (1): 13' 3" x 7' 9" (4.04m x 2.37m) Built-in robes.

BEDROOM (2): 12' 4" x 8' 2" (3.77m x 2.50m)

