

Enclosed forecourt to front.

Enclosed rear garden with Tobermore paved patio area, outside tap.

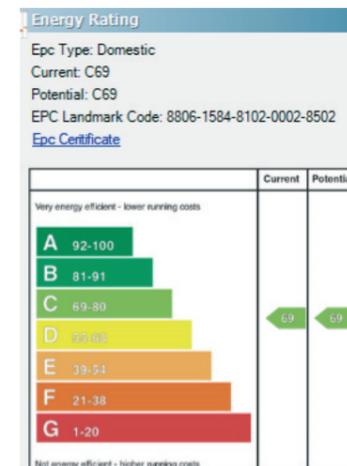
uPVC window cills.

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Sizes And Dimensions Are Approximate. Actual May Vary.



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This excellent mid-terrace property is situated just off the Lisburn Road within a few minutes walk from many amenities including local shops, restaurants and both train and bus services. The property is beautifully presented throughout by its current owner, offering spacious accommodation which benefits from modern fitted kitchen with integrated appliances and casual dining area, large living room, two double bedrooms and a contemporary white bathroom suite on the first floor. Of particular note is the landscaped rear garden with tobermore paved patio area and a fantastic garden room with electric and plumbing, ideal for a number of uses. Recent sales in this area have been extremely successful, viewing is highly recommended.

Offers Over
£169,950

9 Northbrook Gardens,
BELFAST,
BT9 7EA

Viewing by
appointment with
& through agent
028 9066 3030

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Property Features

- Beautifully presented mid-terrace property situated in a prime location just off the Lisburn Road
- Bright, spacious living room
- Modern fully fitted kitchen with integrated appliances and dining area
- Two well-proportioned bedrooms
- Contemporary first floor bathroom with white suite
- Paved patio area to the rear; Garden room with electric and plumbing
- Upvc double glazing throughout/ Gas heating
- Fantastic investment or first time buyer opportunity
- Early viewing highly recommended

Location:

Driving on Lisburn Road towards Belfast City Centre, after Tesco Superstore, turn left onto Lower Windsor Avenue. Northbrook Gardens is the 4th turn on the right.

Property Comprises

Ground Floor

ENTRANCE HALL: uPVC front door, laminate wood effect flooring.

LIVING ROOM: 12' 10" x 12' 7" (3.91m x 3.84m) Laminate wood effect flooring, downstairs storage cupboard, recessed lighting.

KITCHEN: 15' 6" x 7' 7" (4.72m x 2.31m) Range of high and low level units, built-in oven, five ring gas hob and stainless steel extractor fan, integrated fridge, freezer, dishwasher and washing machine. Stainless steel sink unit with mixer tap, formica work surfaces.

First Floor

LANDING: Carpeted, access to loft.

BEDROOM (1): 12' 3" x 10' 4" (3.73m x 3.15m) Carpeted, built-in robe with sliding doors.

BEDROOM (2): 9' 10" x 8' 3" (3m x 2.51m) Carpeted, built-in robe. Gas boiler.

BATHROOM: 6' 9" x 6' 7" (2.06m x 2.01m) Three piece white suite, low flush wc, wash hand basin with vanity unit, bath with overhead shower, fully tiled, tongue and groove ceiling, spotlights. Chrome heated towel rail.

Outside

GARDEN ROOM: 14' 9" x 9' 3" (4.5m x 2.82m) Light and power, laminate wood effect flooring. WC.

