



## 54 Fane Street, Belfast, BT9 7BW

**Price Guide £145,000**

We are pleased to offer for sale this well presented mid-terrace property located just off the popular Lisburn Road in South Belfast. The accommodation comprises comfortable living room, fitted kitchen with access to enclosed rear yard, two bedrooms, and first floor bathroom suite. Pvc double glazing and oil fired central heating are both in place. Within close proximity to a range of amenities and walking distance to Belfast City Centre, Queens University and the City Hospital, this property will suit a range of prospective buyers. With similar properties in high demand early viewing is recommended.

- Well Presented Mid-Terrace Property
- Comfortable Living Room
- First Floor Bathroom Suite
- PVC Double Glazing
- Ideal First Time Buy / Investment Opportunity
- Two Good Size Bedrooms
- Large Fitted Kitchen
- Oil Fired Central Heating
- Enclosed Rear Yard
- Convenient Location

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	67
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**

Hardwood front door.

**LIVING ROOM 13'5" x 13'1" (4.1 x 4.0)**



Open fire with built in storage.



**KITCHEN 13'1" x 5'10" (4.0 x 1.8)**



Range of and low level units, laminate work surfaces, stainless steel sink unit with mixer tap, built in oven Zanussi with Whirlpool 4

ring electric hob, plumbed for washing machine, part tiled walls and ceramic tiled floor. Access to rear yard.



**ON THE FIRST FLOOR**

**BEDROOM ONE 13'1" x 9'10" (4.0 x 3.0)**



Laminate floor with feature fire.

**BEDROOM TWO 9'10" x 6'6" (3.0 x 2.0)**



Laminate floor.

## BATHROOM 6'6" x 6'6" (2.0 x 2.0)



White suite comprising panelled bath with electric Mira shower over, built in storage, pedestal wash hand basin, low flush W.C, part tiled walls and laminate wood floor.

## OUTSIDE

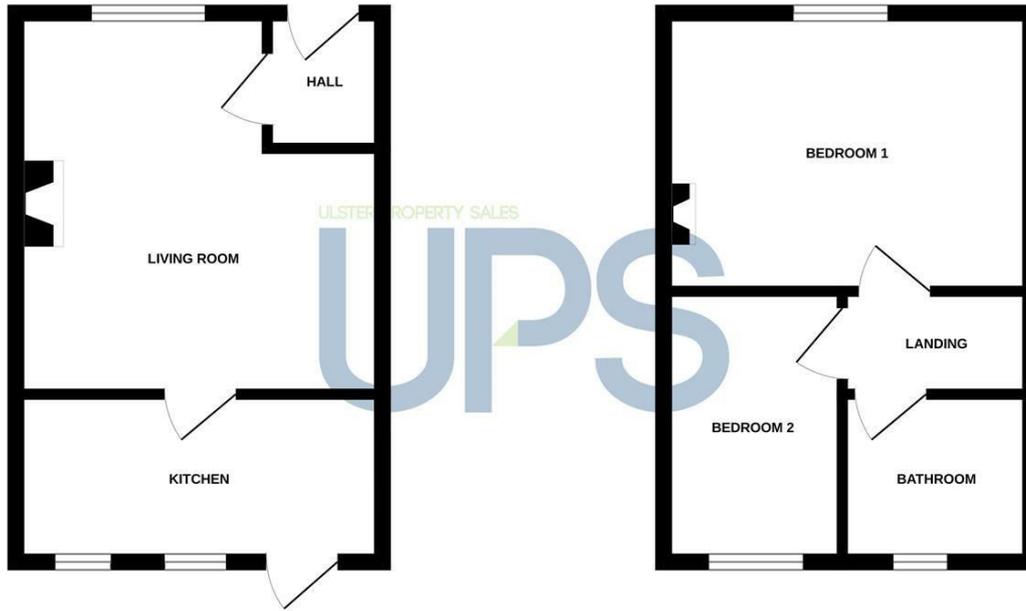


Enclosed patio garden to rear.

# Floor Plan

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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