



88 Northbrook Street, Belfast, BT9 7DJ

Price Guide £165,000

Conveniently located off the vibrant Lisburn Road and within walking distance to Queen's University and The Royal & City Hospitals, this spacious two bedroom mid-terrace is an exceptional opportunity for both savvy investors and first-time buyers. Boasting two well-proportioned bedrooms, two reception rooms, modern kitchen and ground floor shower room. With the added benefits of gas heating and PVC double-glazed windows, this property combines comfort and convenience.

- Well Presented Terraced Property
- Dining Room & Living Room
- Ground Floor Shower Room
- Two Double Bedrooms
- Contemporary Kitchen
- Gas Fired Central Heating / PVC Double Glazing
- Walking Distance To Shops, Cafes & Restaurants Of Lisburn Road
- Close To Queens University & The City & Royal Hospitals
- An Excellent First Time Buyer / Investment Opportunity

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		75	75
EU Directive 2002/91/EC			

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

PVC front door.

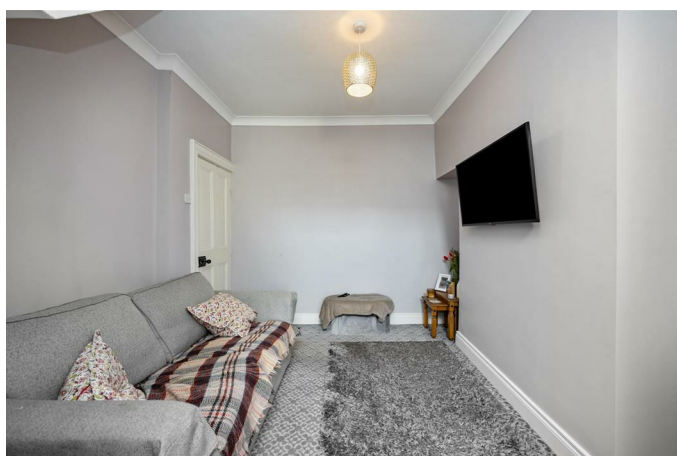
DINING ROOM 9'6" x 9'2" (2.9 x 2.8)



LIVING ROOM 10'5" x 9'10" (3.2 x 3.0)



Storage under stairs.



KITCHEN 12'5" x 7'2" (3.8 x 2.2)



Range of high and low level units, single drainer stainless steel sink unit with mixer tap, integrated oven / grill, electric hob, concealed extractor fan, integrated fridge / freezer, integrated dishwasher.



SHOWER ROOM

Low flush W.C, wash hand basin, enclosed shower.

ON THE FIRST FLOOR

BEDROOM ONE 13'1" x 9'6" (4.0 x 2.9)



BEDROOM TWO 10'5" x 9'6" (3.2 x 2.9)



OUTSIDE

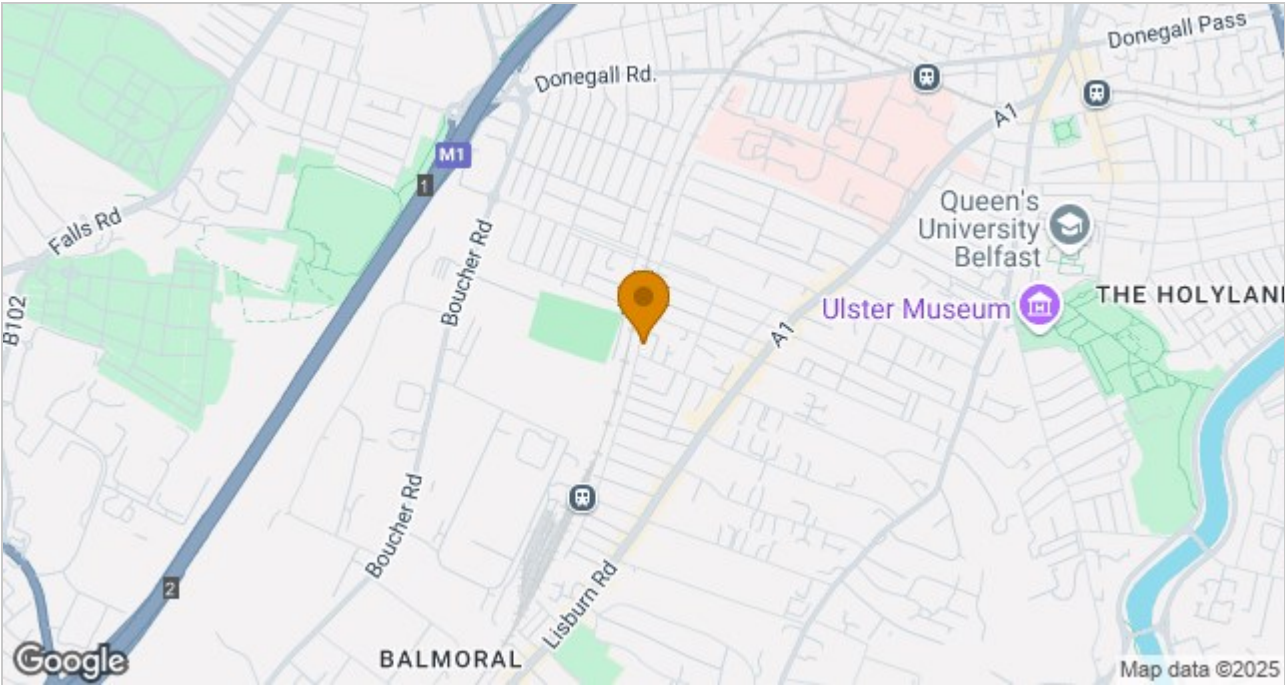
Enclosed rear yard.

Floor Plan



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



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