



101 Ebor Street, Belfast, BT12 6NP

Price Guide £115,000

Situated just off Tates Avenue, this mid terrace property represents an excellent opportunity for buyer's seeking either a first time home or investment opportunity. Recently refurbished the accommodation comprises two bedrooms, living room, modern fitted kitchen and ground floor bathroom suite. Further benefits include Oil fired central heating and PVC double glazed windows. With similar properties in the surrounding area are selling fast early viewing is recommended.

- Refurbished Mid-Terrace Property
- Comfortable Lounge
- Ground Floor Bathroom Suite
- PVC Double Glazed Windows
- Convenient Location
- Two Good Sized Bedrooms
- Modern Kitchen With Room For Casual Dining
- Oil Fired Central Heating
- Suitable For First Time Buyer Or Investor

Energy Efficiency Rating		Current	Potential
(92-100) A	Key energy efficient - lower running costs		
(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			
			EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

Pvc Front door.

LIVING ROOM 11'1" x 10'5" (3.4 x 3.2)



Laminate floor.

NEWLY INSTALLED KITCHEN 14'1" x 7'10" (4.3 x 2.4)



Modern fitted kitchen with a range of high and low level units, 4 ring electric hob with built in Beko oven, stainless steel sink unit with mixer tap, integrated Zenith fridge / freezer, built in storage and vinyl floor.

UTILITY ROOM

Plumbed for washing machine. Vinyl floor

BATHROOM 5'6" x 4'11" (1.7 x 1.5)



White suite comprising, low flush W.C, panel bath with thermostatic shower, led mirror, pedestal wash hand basin, pvc clad walls and vinyl wood effect floor.

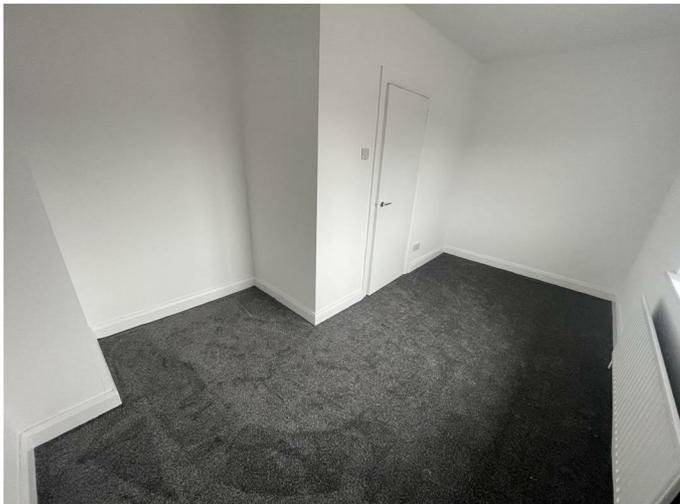
ON THE FIRST FLOOR

Hotpress storage

BEDROOM ONE 14'1" x 9'10" (4.3 x 3.0)



BEDROOM TWO 14'1" x 9'6" (4.3 x 2.9)

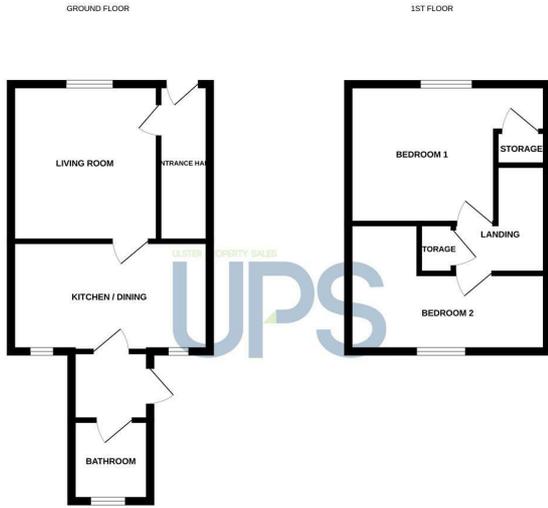


OUTSIDE



Enclosed rear yard, PVC oil tank, oil fired boiler, storage. Small front.

Floor Plan



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of these elements could vary slightly from those set out above and are not intended to be used for any purpose other than a general guide only. The floorplan is not intended to be used as a substitute for any professional advice. The floorplan is not intended to be used as a substitute for any professional advice. The floorplan is not intended to be used as a substitute for any professional advice. Made with SmartSpace 3D

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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