



36 Empire Drive, Belfast, BT12 6GQ

Price Guide £110,000

Situated in a popular residential street just off the Donegall Road, this mid terrace is bright and spacious throughout and comprises, on the ground floor, open plan kitchen, living, dining area and study. On the first floor there are two good sized bedrooms and white bathroom suite. Further benefits include, Gas fired central heating & PVC double glazed windows. Outside the property benefits from enclosed front garden and enclosed yard to rear. Close to a range of excellent amenities, transport links and the City Centre within walking distance. With similar houses selling fast in the area early viewing is advised.

- Spacious Mid-Terrace Property
- Open Plan Kitchen / Living / Dining Area
- Two Good Sized Bedrooms With Separate Study
- First Floor Bathroom Suite
- Gas Central Heating
- PVC Double Glazed Windows
- Ideal First Time Buy / Investment
- Convenient Location

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		64	68
(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

KITCHEN / LIVING / DINING AREA 20'8" x 13'1" (6.3 x 4.0)



Excellent range of high and low level units, stainless steel sink unit with mixer tap, built in oven with 4 ring gas hob, plumbed for washing machine, extractor fan, part tiled walls and laminate flooring.



Laminate flooring



STUDY 6'6" x 6'6" (2.0 x 2.0)



Built in storage.

ON THE FIRST FLOOR

BEDROOM ONE 13'1" x 10'2" (4.0 x 3.1)



BEDROOM TWO 9'10" x 7'6" (3.0 x 2.3)



BATHROOM



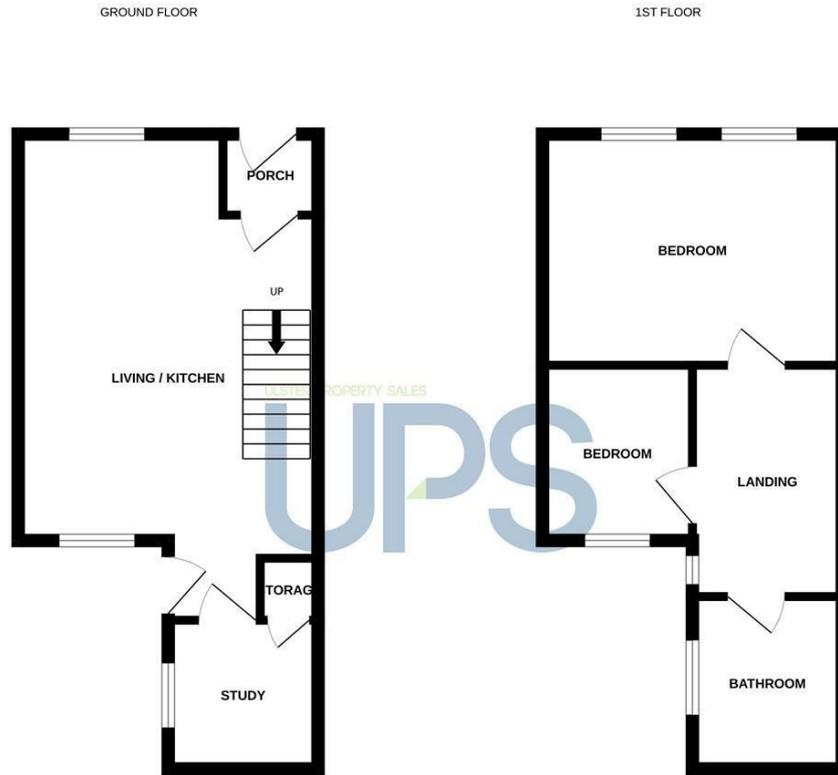
White suite comprising low flush W.C, pedestal wash hand basin, panel bath, shower cubicle with thermostatic shower, extractor fan, fully tiled walls and vinyl flooring.

OUTSIDE



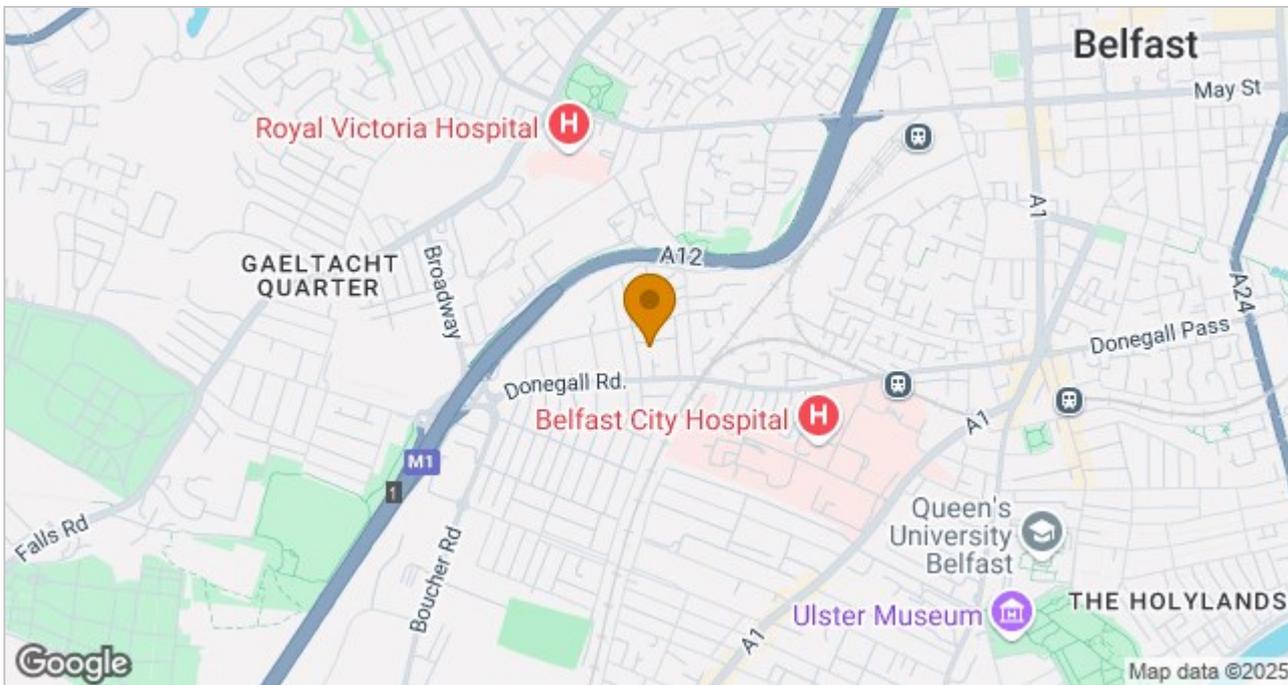
Garden to front. Enclosed yard to rear.

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. Made with Metropex ©2025

Area Map



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