

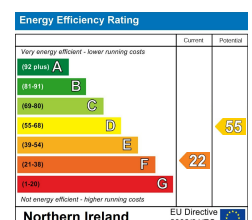


### 325 Donegal Road, Belfast, BT12 6FQ

**Price Guide £130,000**

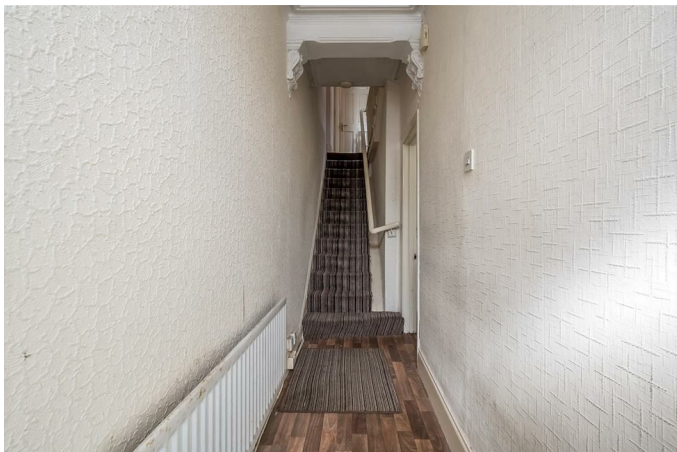
This attractive red brick mid terrace property is situated conveniently on the Donegal Road and is well positioned with Belfast City Hospitals and Royal Victoria Hospital both within walking distance along with City Centre and Queens University. The property has been priced To allow for extensive modernisation throughout and comprises open plan living / dining area, fitted kitchen, four good sized bedrooms & first floor bathroom suite. Outside there is paved area to front with enclosed yard to rear. With similar properties in the area selling fast early viewing is advised.

- Attractive Red Brick Mid Terrace Property
- Open Plan Living / Dining
- Priced To Allow For Extensive Modernisation
- Oil Fired Central Heating
- Four Good Sized Bedrooms
- Large Fitted Kitchen
- Partial Double Glazed Windows
- Convenient Location





**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR  
ENTRANCE HALL**



PVC front door and vinyl flooring. Feature cornice

**LIVING / DINING 21'11" x 9'10" (6.7 x 3.0)**



feature cornice.

**KITCHEN 16'0" x 6'2" (4.9 x 1.9)**



Excellent range high and low level units, stainless steel sink unit with mixer tap,

plumbed for washing machine, part tiled walls and vinyl floor. Under stairs storage.

**ON THE FIRST FLOOR**

Built in storage.

**BEDROOM ONE 13'1" x 10'5" (4.0 x 3.2)**



**BEDROOM TWO 10'9" x 7'10" (3.3 x 2.4)**



Built in storage.

**BATHROOM**



Suite comprising panel bath with electric shower, pedestal wash hand basin, low flush w.c, part tiled walls and vinyl floor.

## ON THE SECOND FLOOR

### BEDROOM THREE 13'1" x 10'9" (4.0 x 3.3)

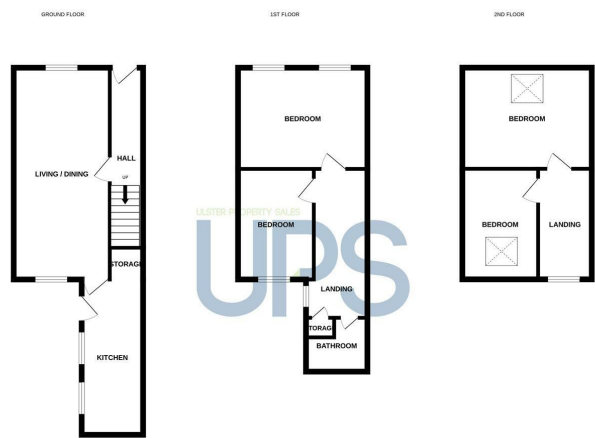


### BEDROOM FOUR 10'5" x 7'10" (3.2 x 2.4)

## OUTSIDE

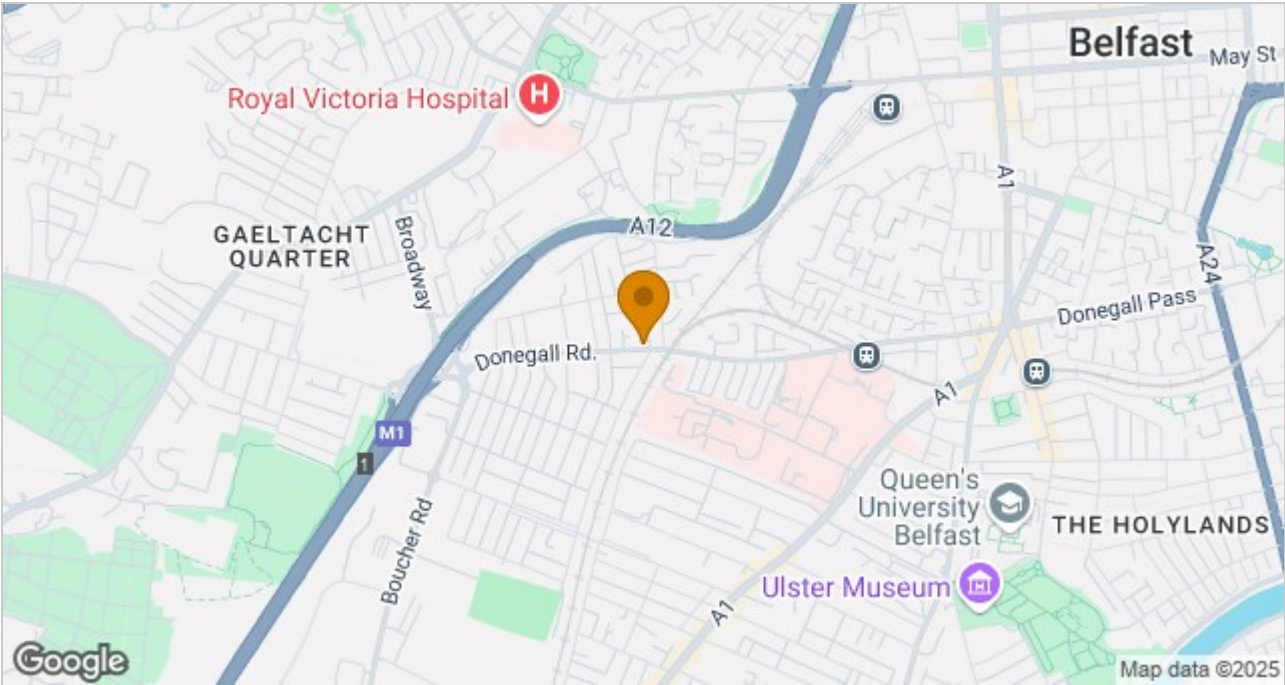
Paved front with enclosed yard to rear.  
Outside tap.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plans, drawings, maps and any other items are approximate and are not intended to be used as a basis for any representation or warranty. The floorplan is for illustrative purposes only and should not be used as such for any prospective purchaser. The property, services and appliances shown hereon are not intended to be guaranteed. See to the sales particulars for further details. Made with Mapbox ESRI

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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