

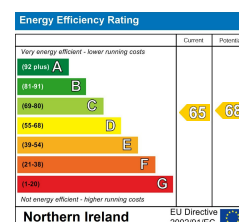


32 Ebor Drive, Belfast, BT12 6NR

Price Guide £125,000

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. The spacious accommodation comprises two bedrooms, open plan living / dining room, fitted kitchen and first floor bathroom suite. Further benefits include gas fired central heating and PVC double glazed windows. With similar properties in the surrounding area selling fast early viewing is recommended.

- Excellent Mid Terrace Property
- Open Plan Living / Dining
- First Floor Bathroom Suite
- Suitable For First Time Buyer Or Investor
- Gas Central Heating
- Two Good Sized Bedrooms
- Large Fitted Kitchen
- Convenient Location
- PVC Double Glazed Windows



**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

Pvc front door.

OPEN PLAN 22'3" x 14'5" (6.8 x 4.4)

LIVING / DINING ROOM 22'3" x 14'5" (6.8 x 4.4)



Under stairs storage with laminate flooring.



KITCHEN



Fitted kitchen with a range of high and low

level units, 4 ring electric hob with built in oven, stainless steel sink unit with mixer tap, integrated, plumbed for washing machine, part tiled walls and laminate floor.



ON THE FIRST FLOOR

Built in storage. Newly installed Worcester gas boiler.

BEDROOM ONE 10'9" x 9'10" (3.3 x 3.0)



Laminate flooring with built in robe.

BEDROOM TWO 9'10" x 8'10" (3.0 x 2.7)



Laminate flooring.

BATHROOM

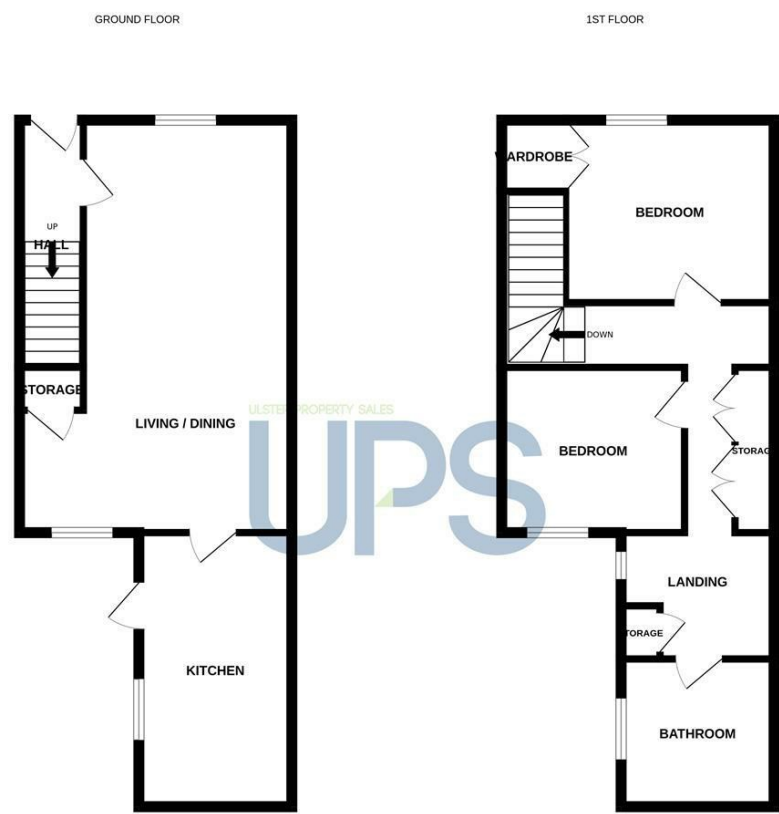


White suite comprising thermostatic shower, panel bath, low flush wc, and pedestal wash hand basin.

OUTSIDE

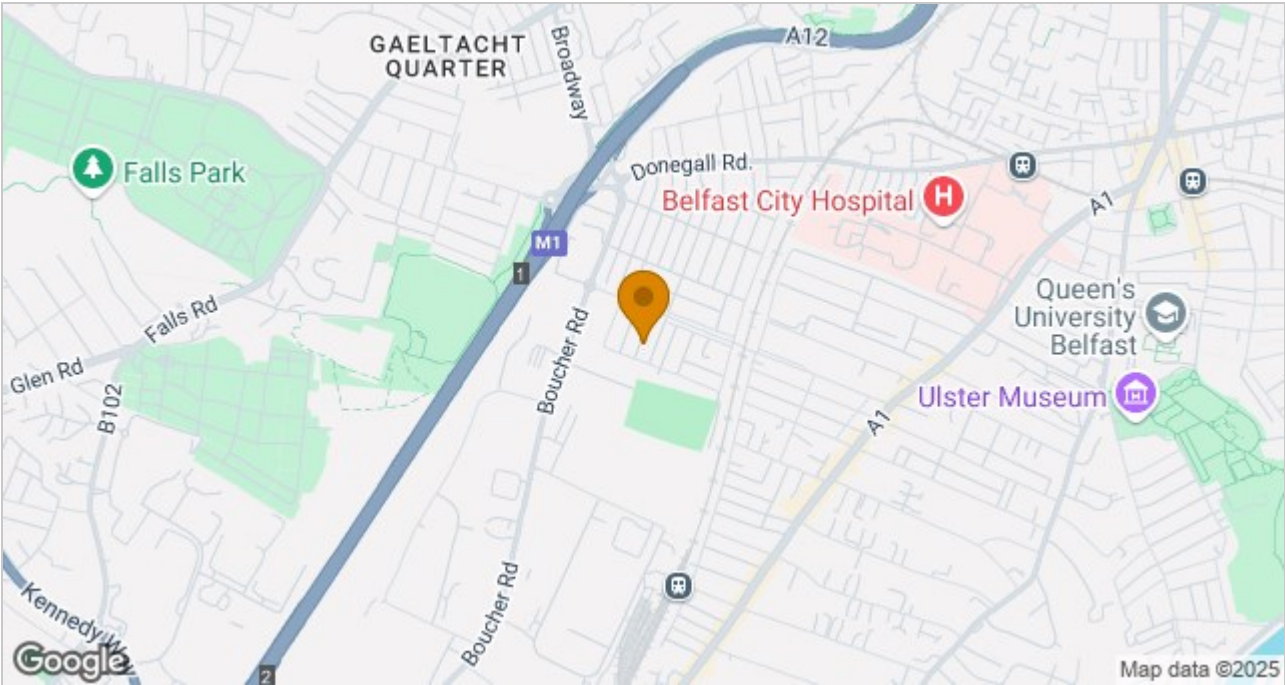
Paved front with enclosed yard to rear.

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 Metropix 6/2025

Area Map



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