



6 Empire Drive, Belfast, BT12 6GQ

Guide Price £110,000

Situated in a popular residential street just off the Donegall Road, this mid terrace is spacious throughout and comprises, on the ground floor, open plan, living / dining area. 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 Living / Dining
- First Floor Bathroom Suite
- Convenient Location
- EPC C71
- Two Bedrooms
- Fitted Kitchen
- Gas Central Heating / UPVC Double Glazed Windows.
- Ideal First Time Buy / Investment

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		71	72
EU Directive 2002/91/EC			

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

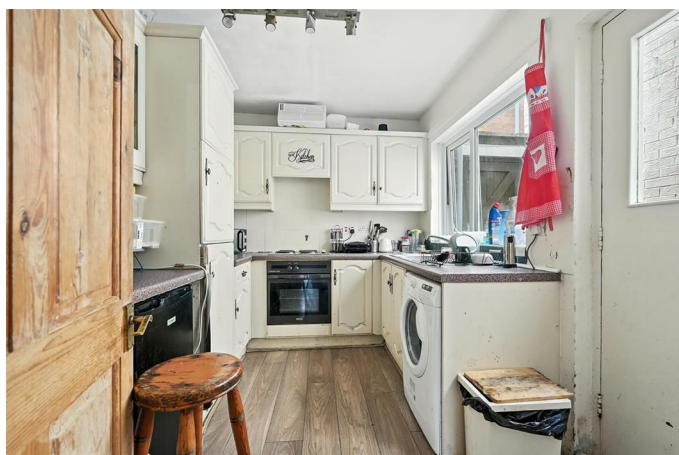
Wood panel front door.

LIVING / DINING 20'11" x 13'5" (6.4 x 4.1)



Wooden floor.

KITCHEN 10'5" x 8'2" (3.2 x 2.5)



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

ON THE FIRST FLOOR

BEDROOM ONE 12'5" x 10'5" (3.8 x 3.2)



Built in storage.

BEDROOM TWO 10'2" x 7'10" (3.1 x 2.4)



SHOWER SUITE

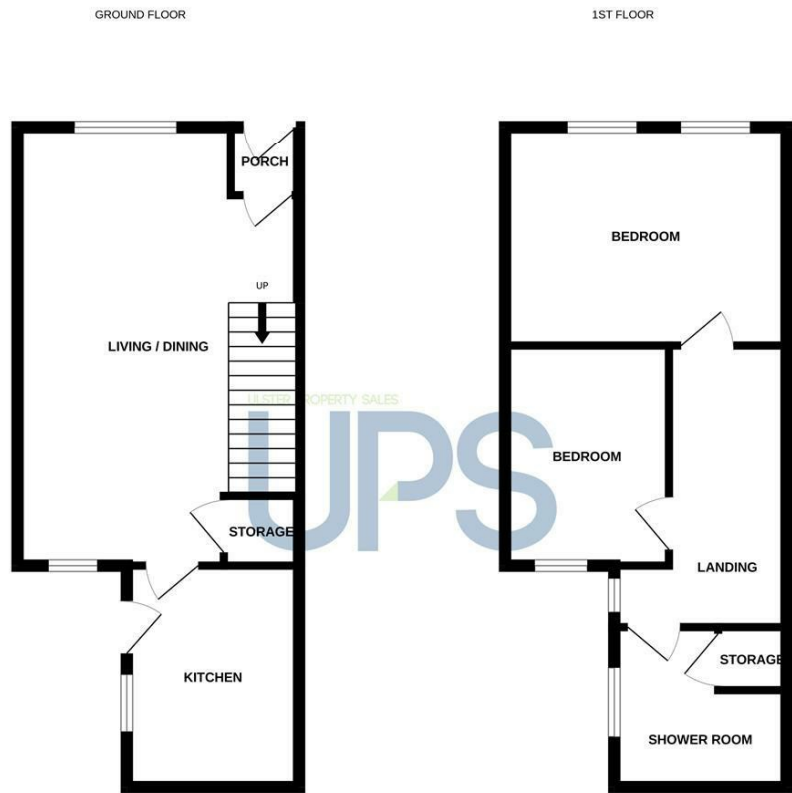


White suite comprising low flush W.C, pedestal wash hand basin, shower cubicle with thermostatic shower, extractor fan, fully tiled walls and tiled flooring. Built in storage and Worcester gas boiler.

OUTSIDE

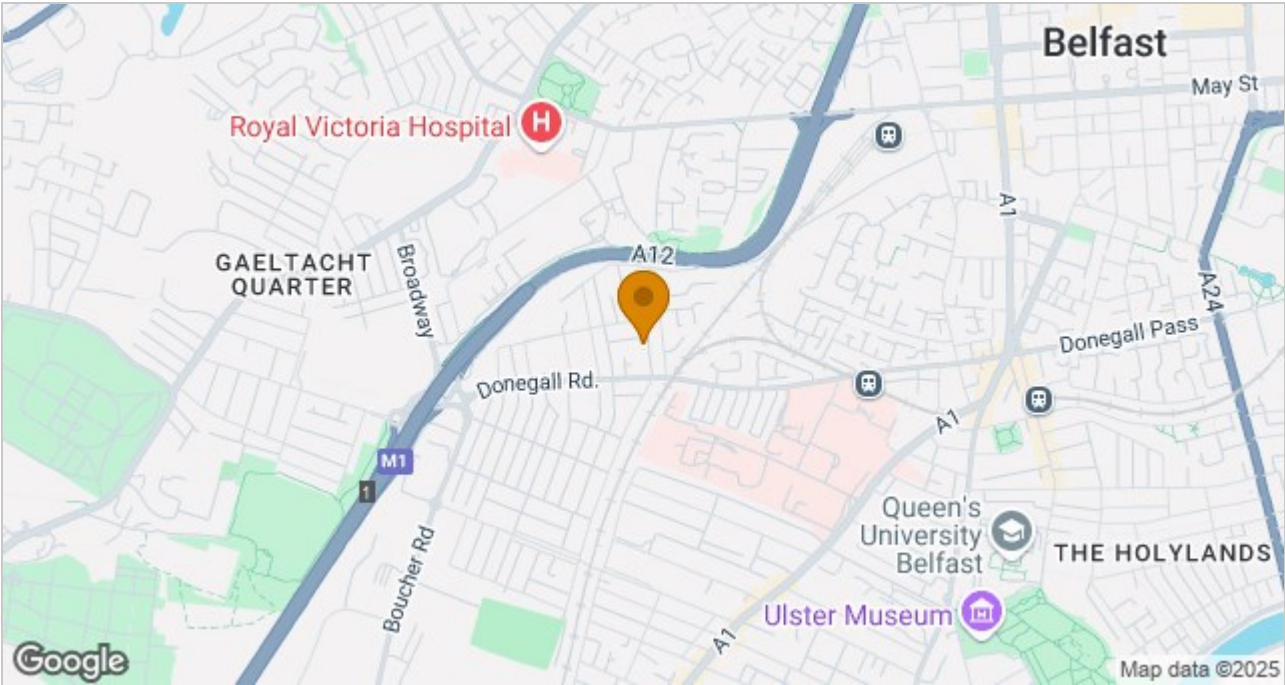
Garden to front. Enclosed yard to rear.

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.
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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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