



## 27 Harrisburg Street , Belfast, BT15 3JH

**Asking Price £120,000**

Modern Constructed Quad Style Townhouse in Most Popular Location Just A Short Commute To The City Centre.

Notice Of Offer Property Address: 27 Harrisburg Street, Belfast, BT15 3JH. We advise that an offer has been made for the above property in the sum of £143,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts. Agents Address: Ulster Property Sales, 194 Cavehill Road, Belfast, BT15 5EX. 02890729270. A modern constructed "Quad Style" townhouse holding a prime position within this most popular development just a short commute to the City. The interior comprises 3 bedrooms, master bedroom with en-suite, lounge, open plan to fitted kitchen incorporating built-under oven and gas hob and classic white bathroom suite. The dwelling further offers uPvc double glazed windows, gas heating, furnished cloakroom, shared bin store and benefits from low outgoings. A most convenient location with excellent local shopping, public transport with the City and Belfast's New University on its doorstep combines with the obvious potential for the first time buyer or investor alike - Early Viewing is highly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

# 27 Harrisburg Street

, Belfast, BT15 3JH



- Quad Style Townhouse
- Open Plan To Kitchen
- Gas Central Heating
- Most Convenient Location
- 3 Bedroom Master With Ensuite
- Furnished Cloakroom
- Upvc Double Glazed Windows
- Lounge
- Modern White Bathroom Suite
- Shared Bin Store

## Entrance Hall

Hardwood entrance door, wood laminate floor, panelled radiator.

## Lounge

20'4" x 12'0" (6.21 x 3.66)  
Double panelled radiator x 2.

Open Plan to :

## Kitchen

Bowl and a half stainless steel sink unit, extensive range of high and low level units, built-in under oven and 4 ring gas hob, stainless steel canopy extractor fan, fridge/freezer space, plumbed for washing machine, partly tiled walls, recessed lighting, Lvf flooring, understairs storage.

## Furnished Cloakroom

Modern white bathroom suite

comprising vanity unit, low flush wc, Lvf flooring, partially tiled walls, panelled radiator.

## First Floor

Panelled radiator.

## Bathroom

Modern white bathroom suite comprising panelled bath, vanity unit, low flush wc, partially tiled walls, built-in storage, concealed gas boiler, Lvf flooring, double panelled radiator.

## Bedroom

9'3" x 11'10" (2.82 x 3.63)  
Panelled radiator.

## Bedroom

8'0" x 6'9" (2.46 x 2.08)  
Panelled radiator.

## Second Floor

Landing, built-in storage.

## Bedroom

16'1" x 14'2" at widest (4.91 x 4.34 at widest)  
Velux window, panelled radiator.

## En-Suite

Modern white bathroom suite comprising shower cubicle, electric shower, vanity unit, low flush wc, partially tiled walls, panelled radiator, velux style roof light, Lvf flooring.

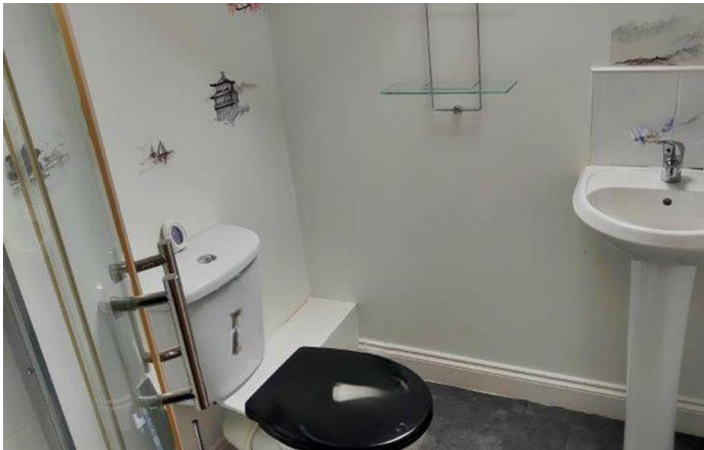
## Outside

Shared bin store, vertical panel fencing, communal parking.



## Directions





Floor Plan

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.

