

9 Sydney Street West , Belfast, BT13 1RP

Offers Over £99,950

Fantastic Opportunity To Purchase A Mid Terrace In This Ever Popular Residential Location Off The Shankill Road.

Holding an excellent site within a quiet section off the Shankill Road, this superb modern constructed mid terrace will have immediate appeal. The interior comprises 3 bedrooms, lounge into bay, fitted kitchen incorporating dining area and modern bathroom suite. The dwelling further offers single glazed windows, recently installed gas central heating and extensive use of ceramic tiled and wood laminate floor covering throughout. Private enclosed hard landscaped rear garden makes this home ideally suited to young and old alike, immediate viewing is strongly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		EU Directive 2002/91/EC

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, Belfast, BT13 1RP



- Modern Constructed Mid Terrace
- 3 Bedrooms
- Fitted Kitchen Incorporating Dining Area
- Modern White Bathroom Suite
- Recently Installed Gas Central Heating
- Single Glazed Windows
- Private Enclosed Rear Yard
- Ever Popular Residential Location Off The Shankill Road
- Fantastic Opportunity

Entrance Hall

Wood laminate floor, 1/2 panelled walls, built-in storage, panelled radiator.

Lounge Into Bay

14'10" x 11'0" (4.54 x 3.36)

Attractive fireplace, wood laminate floor, double panelled radiator.

Kitchen

14'4" x 11'2" (4.39 x 3.42)

Bowl and 1/2 stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, fridge/freezer space, plumbed for washing machine,

partly tiled walls, ceramic tiled floor, built-in storage, panelled radiator.

Rear Lobby

Ceramic tiled floor, hardwood door to rear.

First Floor

Landing, access to roofspace

Bathroom

Modern white bathroom suite comprising walk-in shower, electric shower, vanity unit, low flush wc, pvc walls& ceiling, chrome featured radiator.

Bedroom

10'3" x 10'7" (3.13 x 3.23)

Built-in robes, wood laminate floor, panelled radiator.

Bedroom

10'11" x 12'9" (3.34 x 3.91)

Wood laminate floor, panelled radiator.

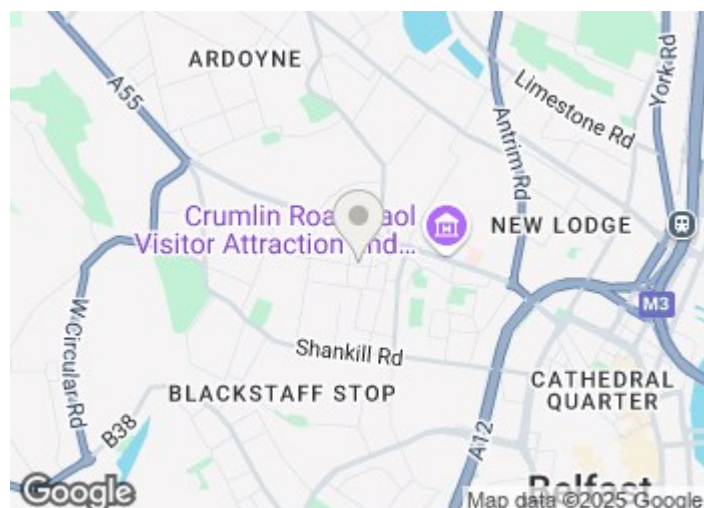
Bedroom

8'3" x 8'0" (2.54 x 2.46)

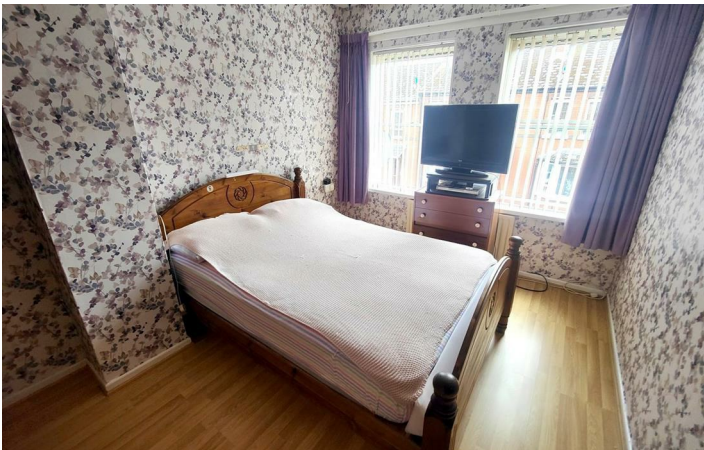
Built-in storage, wood laminate floor, panelled radiator.

Outside

Enclosed private hard landscaped rear yard.



Directions



Floor Plan

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