



485 Lisburn Road, Belfast, BT9 7EZ
Tel: 02890 661111
Email: info@fetherstonclements.com
Web: www.fetherstonclements.com

26 Kilburn Street
Donegall Road
BT12 6JS

Offers In Region Of £67,500

26 KILBURN STREET, BELFAST, BT12 6JS

- Excellent Mid Terrace Property In Highly Convenient Location
- Bright Through Living/ Dining Room
- Fitted Kitchen with Space for Appliances
- Bathroom with White Suite and Shower Over Bath
- Two Well Proportioned Bedrooms
- Recently Installed Double Glazed Windows
- Oil Fired Central Heating
- Enclosed Rear Yard and On Street Parking
- Close to City Hospital and Royal Victoria Hospital
- Convenient to Motorway, Walking Distance to City Centre and Close to Amenities

Property Description

This excellent mid terrace property is located in the ever popular Donegall Road area. Highly convenient to city centre, motorway and an array of amenities, this property will meet the needs of any prospective buyer.

The property is nicely presented and bright throughout comprising through living/ dining room, kitchen, two well proportioned bedrooms and bathroom. The property has had new double glazing recently installed and has further benefit of oil fired central heating. The enclosed rear yard also provides some nice outside space and storage area.

The house is located close to local shops and supermarkets as well as City Hospital, Royal Victoria Hospital, Boucher Road and M1 motorway and Westlink. City centre is also within walking distance. The convenience will be of benefit to any future occupier.

The property is sure to appeal particularly to first time buyers and investors given the appeal of well proportioned accommodation in a popular and convenient location. Early viewing is recommended.

Property Comprises

Part glazed PVC front door with matching side light leading to...

LIVING/ DINING ROOM 19' 4" x 14' 4" (5.917m x 4.374m) (At Widest Points) Corniced ceiling. Laminate wood floor.

KITCHEN 15' 0" x 5' 6" (4.593m x 1.68m) (At Widest Points) Range of high and low units. Laminate worktop. Tiled splashback. Stainless steel sink unit with mixer tap. Integrated extractor hood. Space for cooker. Space for fridge freezer. Space for washing machine. Tiled floor. Part glazed PVC back door leading to rear garden.

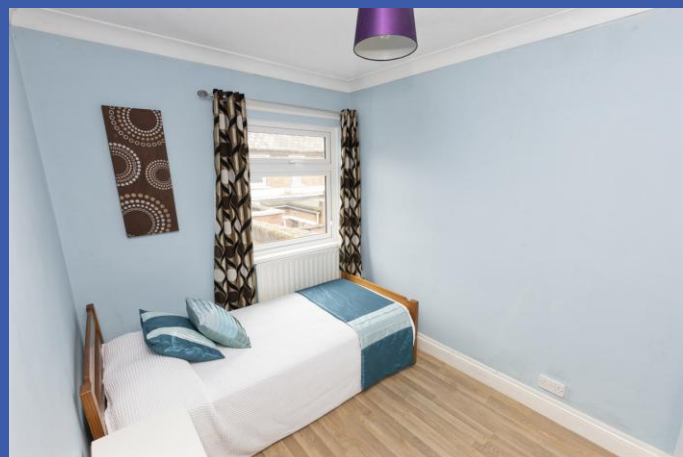
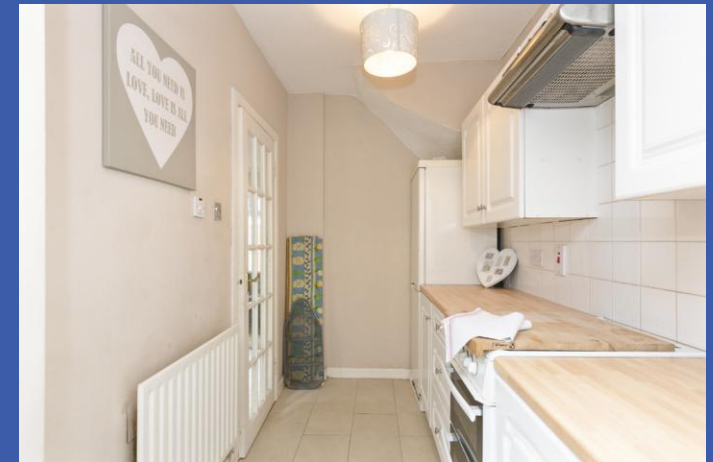


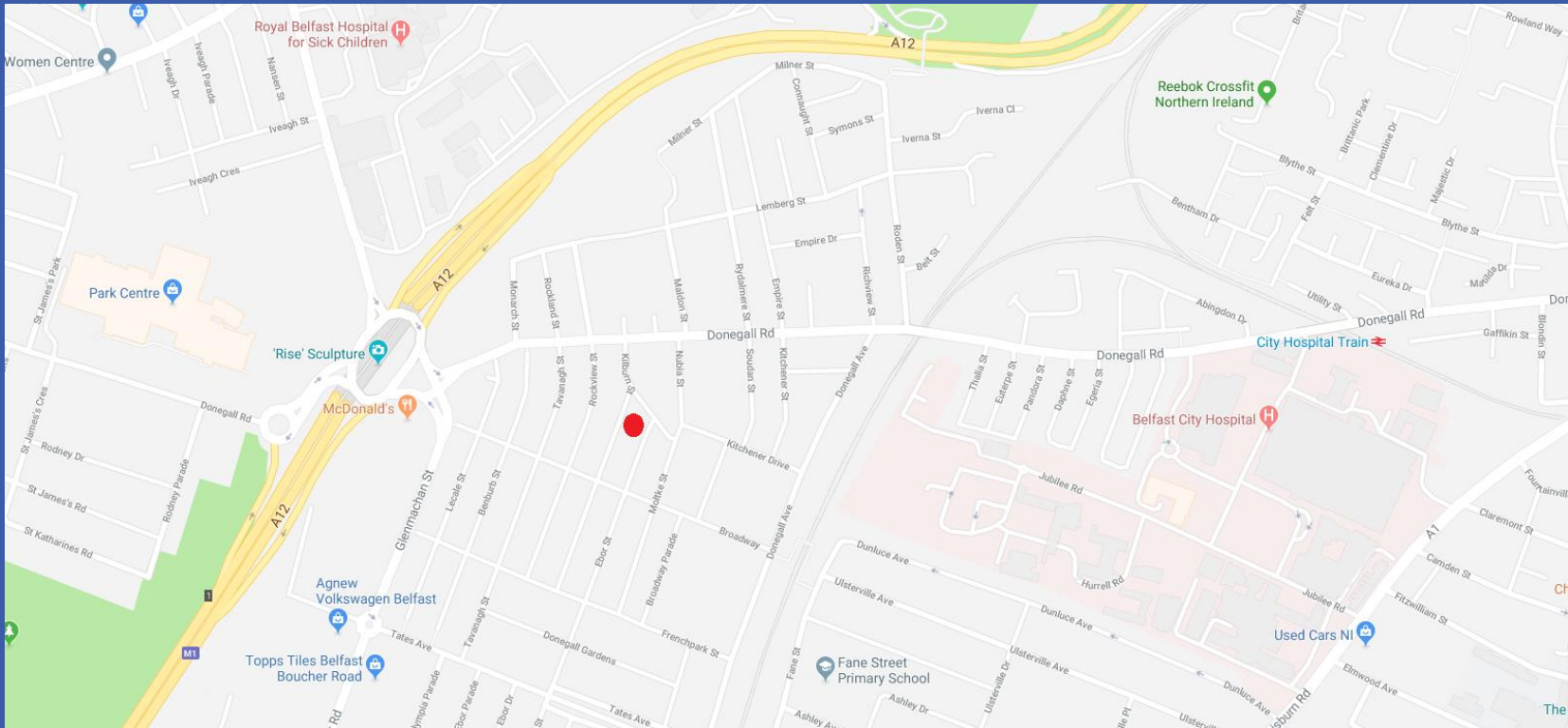
STAIRS AND LANDING Corniced ceiling. Hatch to roofspace.

MASTER BEDROOM 11' 3" x 9' 0" (3.430m x 2.761m) Corniced ceiling. Laminate wood flooring.

BEDROOM 2 10' 0" x 7' 3" (3.051m x 2.235m) Laminate wood floor. Corniced ceiling.

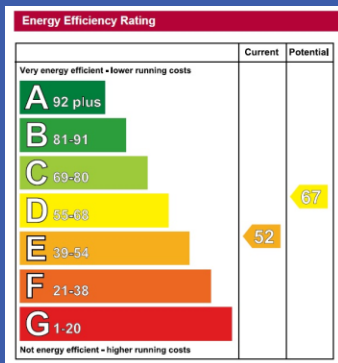
BATHROOM Low flush WC. Pedestal sink with single taps. Panelled bath with single taps. Redriving electric shower. Part tiled walls. Laminate wood flooring.





Directions:

See map.



Fetherston Clements Estate Agents for themselves and for the Vendors or Lessors of the property whose agents they are give no notice that; i) these particulars are given without responsibility of Fetherston Clements or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Fetherston Clements cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for the use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Fetherston Clements has authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and / or rent, all figures are quoted exclusive of VAT, intending purchasers or tenants must satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice; v) Fetherston Clements will not be liable in negligence or otherwise, for any loss arising from the use of these particulars; vi) Appliances not tested or verified.