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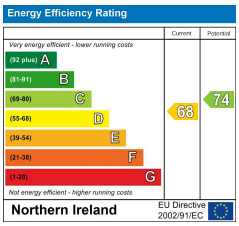
NETWORK STRENGTH – LOCAL KNOWLEDGE

18 Empire Parade, Belfast, BT12 6GN

Price Guide £125,000

Situated on one of the more popular streets in the Donegall Road area, 18 Empire Parade is bright and spacious throughout and comprises of a spacious living room, kitchen with dining, ground floor fitted bathroom suite and three good sized bedrooms (master with ensuite) The property also benefits with double glazing throughout and gas fired central heating. Empire Parade is convenient to the many social, recreational and retail amenities of South Belfast including the bustling Lisburn Road, Boucher Road and Belfast City Centre, as well as both the City and Royal Victoria Hospitals. Bus and rail routes are close by, as are arterial transport routes such as the motorway network. Early viewing is advised.

- Extended Mid Terrace Property
- Spacious Lounge
- Ground Floor Bathroom Suite
- Convenient Location
- Three Good Size Bedrooms (Master with Ensuite)
- Modern Kitchen With Dining Space
- PVC Double Glazed Windows / Gas Fired Central Heating
- Chain Free



THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

LOUNGE 12'9" x 9'10" (3.9 x 3.0)

Tiled flooring.

KITCHEN / DINING 16'8" x 7'2" (5.1 x 2.2)

Modern range of high and low level units, Formica worktops, plumbed for washing machine, stainless steel sink unit with drainer, part tiled walls and and tiled floor. Access to rear yard.

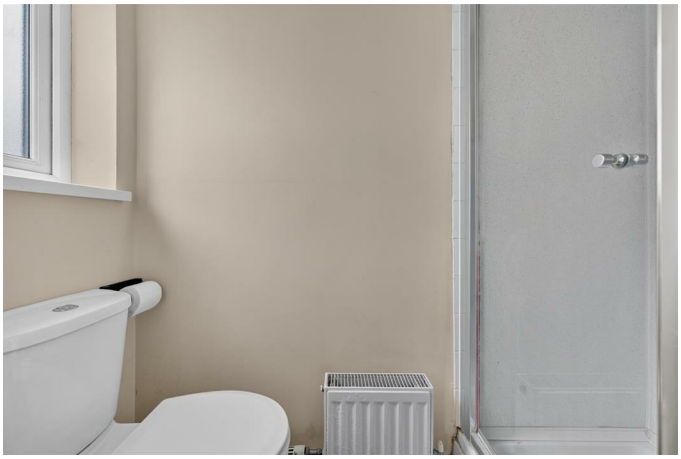
BATHROOM SUITE 5'10" x 5'6" (1.8 x 1.7)

White suite comprising low flush W.C, pedestal wash hand basin, thermostatic shower, part tiled walls and tiled floor.

ON THE FIRST FLOOR

BEDROOM ONE 17'0" x 9'6" (5.2 x 2.9)

ENSUITE



White suite comprising low flush W.C, shower, part pvc cladded walls walls and tiled floor.

BEDROOM TWO 9'10" x 9'6" (3.0 x 2.9)

Built in storage.

BEDROOM THREE 6'2" x 5'10" (1.9 x 1.8)

OUTSIDE

Paved front for 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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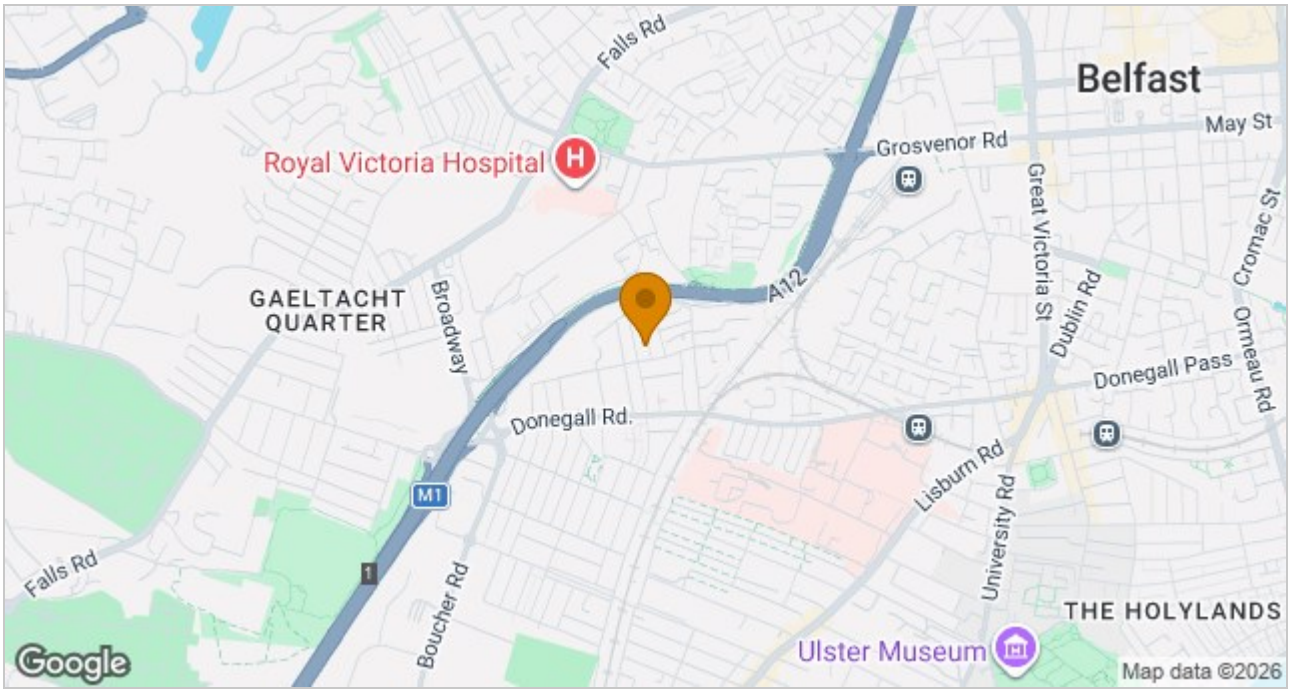
Area Map



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