ULSTER PROPERTY SALES
UPS
LISBURN ROAD BRANCH
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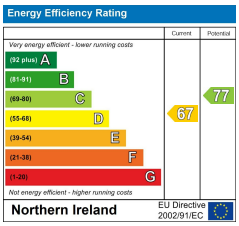
NETWORK STRENGTH – LOCAL KNOWLEDGE

45 Great Northern Street, Lisburn Road, BT9 7FJ

Price Guide £175,000

Conveniently located off the vibrant Lisburn Road and within walking distance to Queen's University and The Royal & City Hospitals, this spacious two bedroom mid-terrace is an exceptional opportunity for both first time buyers and investors. Boasting two well-proportioned bedrooms, a generous living room, and a stylish fitted kitchen/dining area, this home also features a contemporary ground floor shower room. With the added benefits of gas heating and PVC double-glazed windows, this property combines comfort and convenience.

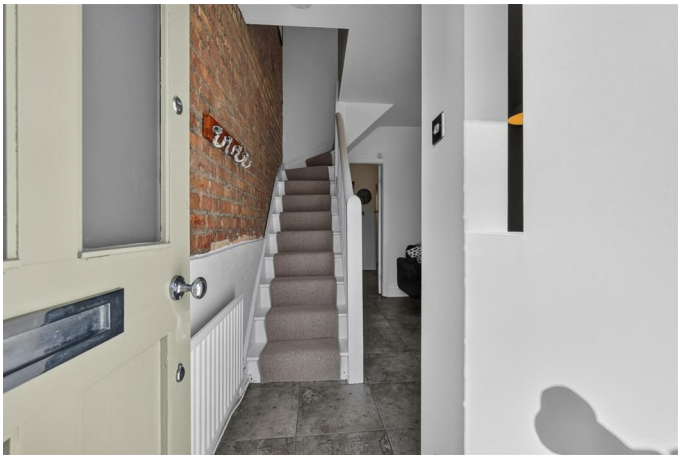
- Beautifully Presented Terraced Home
- Two Good Sized Bedrooms
- Comfortable Living Room
- Excellent Kitchen / Dining
- Contemporary Shower Room
- Gas Fired Central Heating
- PVC Double Glazing
- Enclosed Rear Yard
- Chain Free & Ready To Move Into
- Walking Distance To Shops, Cafes & Restaurants Along The Lisburn Road



THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

ENTRANCE



Hardwood front door.

LIVING ROOM 13'9" x 12'9" (4.2 x 3.9)

Tiled flooring. Exposed brick wall. Storage under stairs.

KITCHEN / DINING 12'9" x 7'6" (3.9 x 2.3)

Range of high & low level units, integrated oven, hob & extractor fan, plumbed for washing machine, single drainer stainless steel sink unit with mixer tap, tiled flooring, part tiled walls.

HALL

Storage & gas fired boiler.

SHOWER ROOM

Contemporary white suite comprising walk in shower, low flush W.C, wash hand basin with storage below, part tiled walls, tiled flooring.

ON THE FIRST FLOOR

BEDROOM ONE 13'9" x 10'2" (4.2 x 3.1)

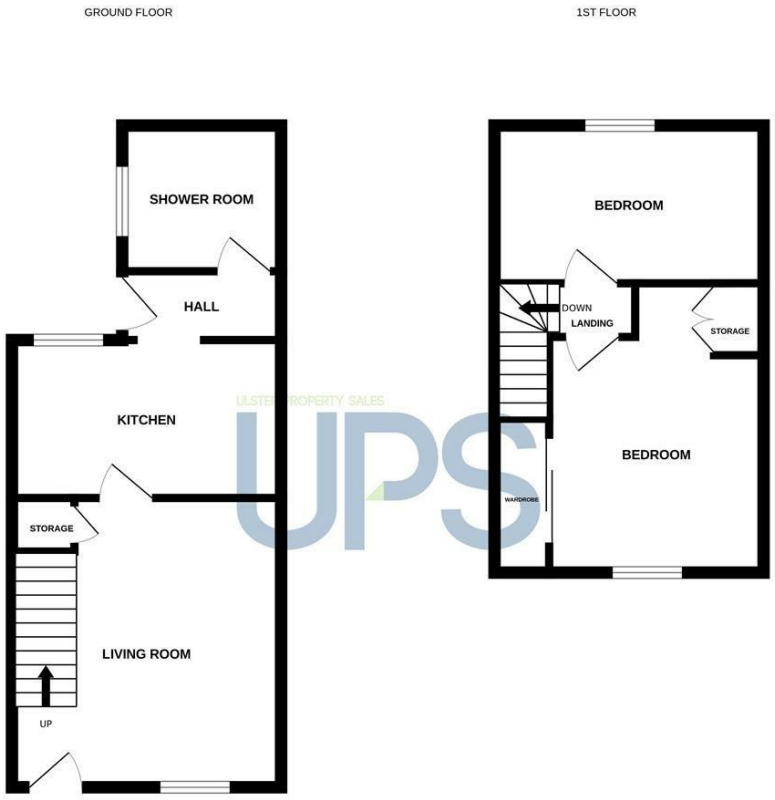
Built in sliding robes & storage.

BEDROOM TWO 12'9" x 7'6" (3.9 x 2.3)

OUTSIDE

Enclosed rear yard.

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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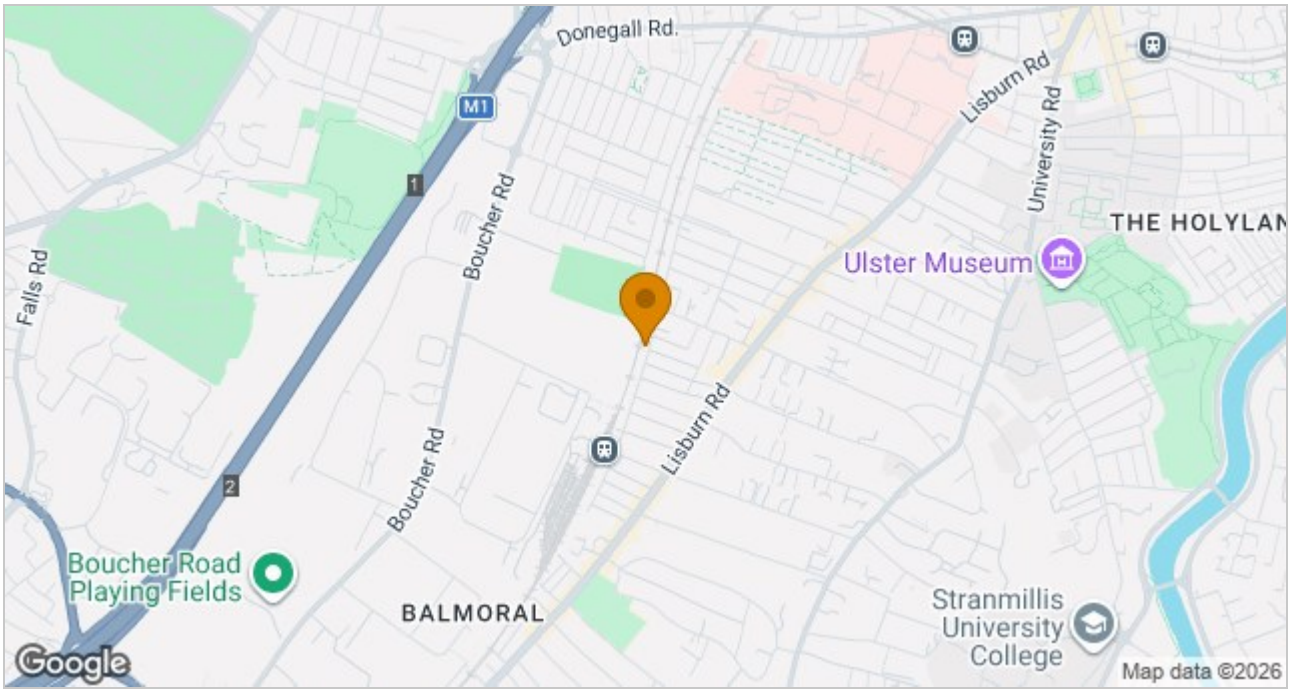
Area Map



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