

simon**BRIEN**
RESIDENTIAL

11 Gibson Street,
Belfast, BT12 4LW



Offers Around £125,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Well Presented Two Bedroom Mid-Terrace Ideally Positioned Between the Grosvenor Road and Falls Road
- Located Directly Opposite the Royal Victoria Hospital in a Quiet Cul De Sac
- Ease of Access to Belfast City Centre and Further Afield via Main Arterial Routes
- Walking Distance to Dunville Park and the Cathedral Quarter
- Separate Living Room with Outlook to Front
- Open Plan Kitchen Diner with Outlook to Rear and Ample Space for Casual Dining
- Generous Under Stairs Storage / Walk in Larder
- Two Well Appointed Bedrooms
- Family Bathroom with White Suite
- Enclosed Front Forecourt
- Enclosed Private Rear Patio Garden with Private off Street Parking
- Gas Fired Central Heating
- Double Glazing Throughout
- No Onward Chain
- Ideally Suited to the First Time Buyer, Young Professional or Investor Alike
- Early Viewing Highly Recommended

ACCOMMODATION

GROUND FLOOR

RECEPTION PORCH:

Hardwood double glazed front door with frosted glass inset into reception porch with laminate effect wooden flooring, access to electric meter

LIVING ROOM:

14' 7" x 9' 5" (4.44m x 2.87m)

Outlook to front, laminate effect flooring



KITCHEN/DINER:

14' 8" x 10' 5" (4.47m x 3.18m)

Outlook to rear, fitted kitchen with range of high and low level units, laminate effect worktops, stainless steel sink with side drainer and chrome mixer tap, 4 ring ceramic hob with stainless steel extractor fan and built in oven and grill, space for fridge freezer and washing machine, tiled floor, ample space for casual dining, walk in larder storage with additional cloaks area



DESCRIPTION

Positioned in a quiet cul-de-sac, this well presented two-bedroom mid terrace ideally positioned between the Falls Road and Grosvenor Road. The location offers ease of access for the city commuter and is within striking distance of Belfast City Centre, Belfast City Airport and the Royal Victoria Hospital.

In short the property comprises of: separate living room with outlook to front, open plan kitchen diner with range of built in units and ample space for casual dining, two well-proportioned bedrooms and a family bathroom with white suite.

The property further benefits from gas fired central heating and double glazing throughout, an enclosed front forecourt and a superb low maintenance rear patio garden providing private off-street parking.

With generously proportioned rooms, close proximity to Belfast City Centre and main arterial transport links, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

FIRST FLOOR

LANDING:

Access hatch to roofspace, hotpress with access to gas boiler

FAMILY BATHROOM:

White suite comprising, low flush WC, pedestal wash hand basin with chrome taps, panelled bath with chrome taps and telephone attachment, part tiled walls, vinyl flooring, frosted glass picture window



BEDROOM (1):

14' 8" x 9' 6" (4.47m x 2.9m)

Outlook to front, laminate effect flooring, additional built in storage cupboard



BEDROOM (2):

10' 5" x 7' 5" (3.18m x 2.26m)

Outlook to rear, laminate effect wooden flooring

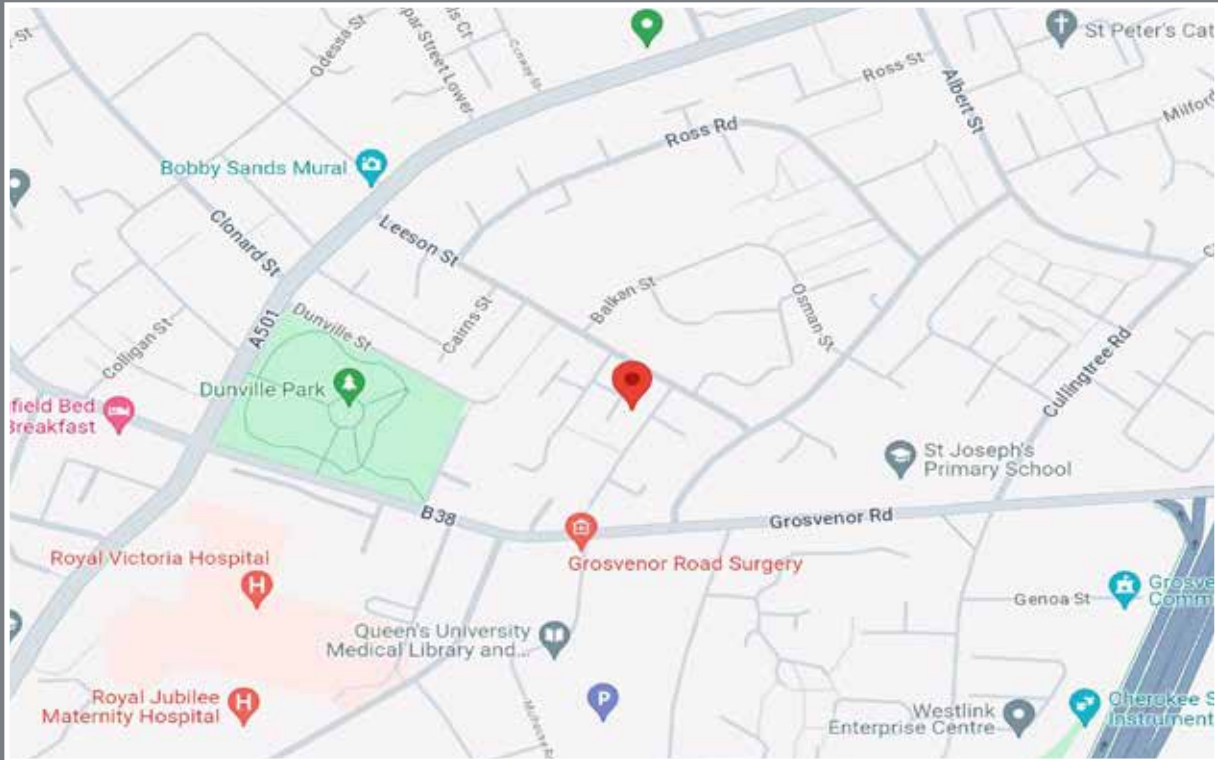


OUTSIDE

Enclosed private rear garden, driveway with off street parking, hardwood double gates to street, outside tap



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



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