

Bill McKelvey

76 Main Street Saintfield BT24 7AB
www.billmckelvey.co.uk

Estate Agent
Auctioneer
Property Consultant

FOR SALE

18 Empire Street Belfast



This mid terrace property is situated off the popular Donegall Road. An accessible location close to the motorway network, The City Hospital, The Royal Hospital, Park Centre and Boucher Road.

- **2 Bedrooms**
- **Lounge**
- **Kitchen**
- **Breakfast room**
- **GF shower room & FF bathroom**
- **Gas fired central heating**
- **UPVC Double glazing**

T: 028 9751 9996



ACCOMMODATION

Entrance hall

Wood effect laminate flooring.

Stairs to first floor.

Glass panelled door to:

Lounge

10'5 x 12'8 / 3.2 x 3.9m

Wood effect laminate flooring.

Double panel radiator.

Telephone point.

Glass panelled door to:



Breakfast room

6'3 x 6' 1.9 x 1.8m

Wood effect laminate flooring.

Under stair storage cupboard.

Glass panelled door to:



Kitchen

9'7 x 11' / 3 x 3.4m

Range of high and low level oak units with glass display cabinet and integral extractor hood.

Integral stainless steel oven and ceramic hob.

Stainless steel single drainer sink unit with 1½ basins and mixer tap.

Plumbed for washing machine.

Tiled floor and part tiled walls.

Double panel radiator.

PVC and double glazed door to covered yard.



Shower room

Shower cubicle, pedestal wash hand basin and WC.

Walls tiled.

Extractor fan.

First floor

Bathroom

6'2 x 6' / 1.9 x 1.8m

Bath with mixer tap and shower over.

Pedestal wash hand basin and WC.

Walls and floor tiled.

Single panel radiator.

Extractor fan.



Front bedroom

10'7 x 9' / 3.3 x 2.7m

Integral wardrobe.

Double panel radiator.

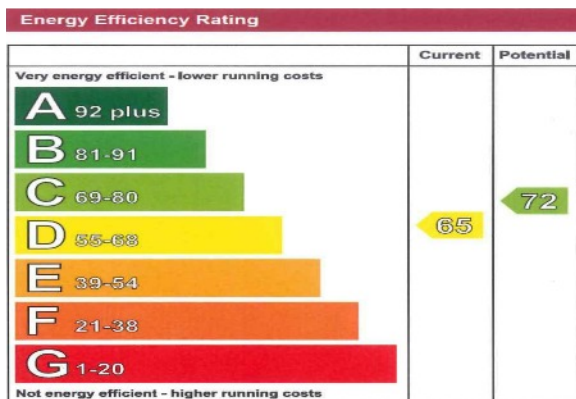


Back bedroom

9'6 x 6'7 / 2.9 x 2m

Polished floor boards.

Single panel radiator.



Price: Offers in the region of £90,000.

Rateable Capital: £55,000.00 (From Ipsni.gov.uk).

Rates payable per annum: Approximately £480.00.

Tenure: Believed to be Leasehold, no ground rent charged.

Viewing: Strictly by appointment with agent.

(Please note that we have not tested the services or systems in this property. Buyers should make / commission their own inspections if they feel it is necessary. The asking price excludes carpet, curtains and blinds).