

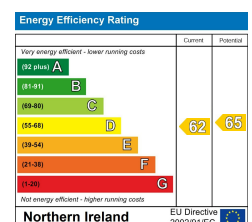


12 Benmore Drive, Belfast, BT10 0DQ

Price Guide £145,000

This mid terrace property is located just off the Upper Lisburn Road in South Belfast, close to a wide range of amenities, schools & excellent public transport links. The accommodation comprises a good sized living room, kitchen, side hall, three excellent bedrooms and shower room with separate W.C. Outside there is an enclosed rear garden. Gas fired central heating and PVC double glazing are both in place. An excellent opportunity for the first time buyer, early viewing is recommended.

- Well Presented Mid Terraced Home
- First Floor Shower Room & Separate W.C
- Enclosed Rear Garden With Decked Patio
- Three Good Sized Bedrooms
- Gas Fired Central Heating / PVC Double Glazing
- Close To A Range Of Local Schools, Transport Links & The Shops & Cafes Of Finaghy

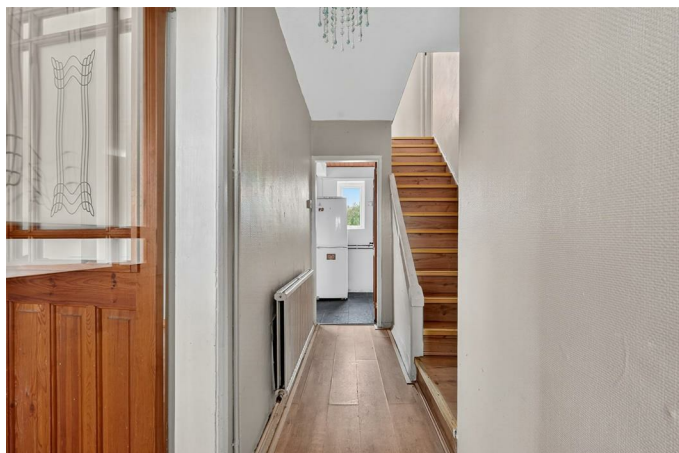


**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

PVC front door.

RECEPTION HALL



Laminate wood floor.

LIVING ROOM 13'9" x 11'9" (4.2 x 3.6)



Laminate wood floor, fireplace with wood surround.

KITCHEN 21'3" x 6'6" (6.5 x 2.0)



Range of high and low level units, plumbed for washing machine, 1.5 stainless steel sink unit with drainer, part tiled walls, tiled floor.

SIDE HALL

Tiled floor.

ON THE FIRST FLOOR

BEDROOM ONE 9'10" x 9'2" (3.0 x 2.8)



Laminate wood floor. Storage.

BEDROOM TWO 11'9" x 9'10" (3.6 x 3.0)



Laminate wood floor.

BEDROOM THREE 10'2" x 6'10" (3.1 x 2.1)



Laminate wood floor.

SHOWER ROOM



Enclosed shower, wash hand basin with vanity unit.

W.C

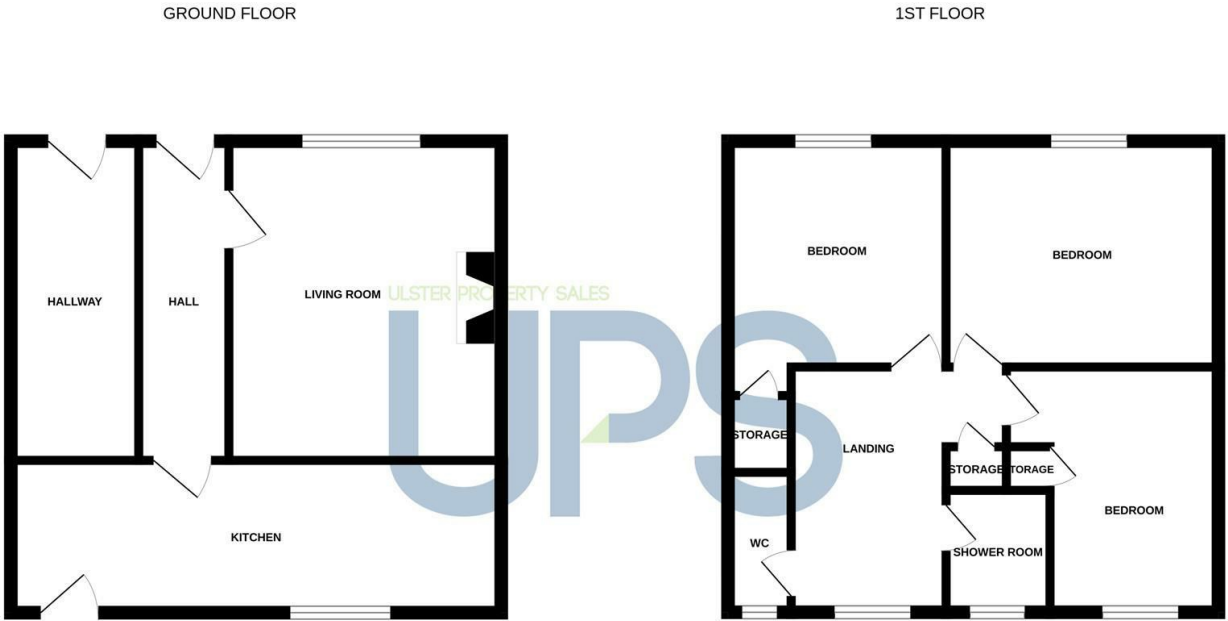
Low flush W.C, wash hand basin.

OUTSIDE



Enclosed rear garden in lawn.

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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