



## 122 Benmore Drive, Belfast, BT10 0EJ

**Price Guide £150,000**

Conveniently located in a popular residential area in Finaghy, we are pleased to offer for sale this excellent end terrace property. The accommodation comprises living room, modern kitchen, two good sized bedrooms and contemporary bathroom suite with separate W.C. Further benefits include full double glazing and gas fired central heating. Externally there is an enclosed garden to rear. With easy access to the shops & cafes of Finaghy and the Lisburn Road, the property is also close to a range of leading schools and excellent transport links.

- Well Presented End-Terrace House
- Two Good Sized Bedrooms
- Double Glazed Windows / Gas Fired Central Heating
- Suitable For A Range Of Prospective Purchasers
- Spacious Living Room
- Contemporary Bathroom Suite With Separate W.C
- Enclosed Rear Garden
- Convenient Location Close To Shops, Transport Links & Schools

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		



## THE ACCOMODATION COMPRISES

### ON THE GROUND FLOOR

#### ENTRANCE

Hardwood front door with stained glass. Laminate flooring. Storage under stairs.

#### LIVING ROOM 13'9" x 11'6" (4.2 x 3.53)



Laminate flooring.

#### KITCHEN 18'4" x 6'6" (5.6 x 2.0)



Range of high and low level units, plumbed for washing machine. Stainless steel extractor fan. Single drainer stainless steel sink unit with mixer tap. Part tiled walls. Tiled flooring.

### ON THE FIRST FLOOR

Built in storage.

#### BEDROOM ONE 11'9" x 9'10" (3.6 x 3.0)



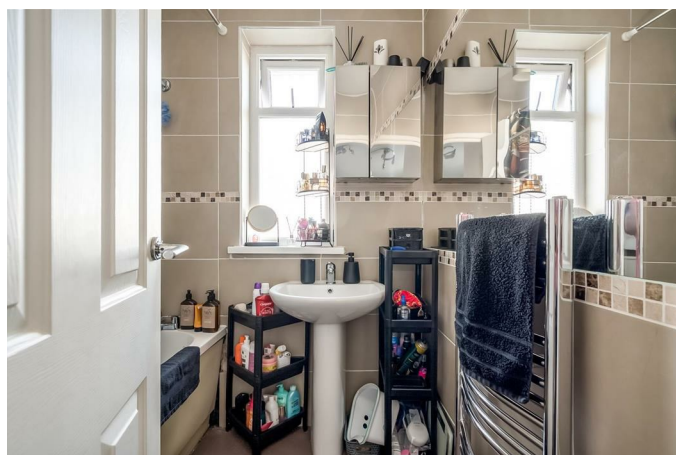
Laminate wood floor.

#### BEDROOM TWO 11'9" x 10'2" (3.6 x 3.1)



Built in storage.

#### BATHROOM 5'10" x 5'2" (1.8 x 1.6)



White suite comprising pedestal wash hand basin, panel bath with shower, fully tiled walls, tiled floor.

#### W.C

Low flush W.C.

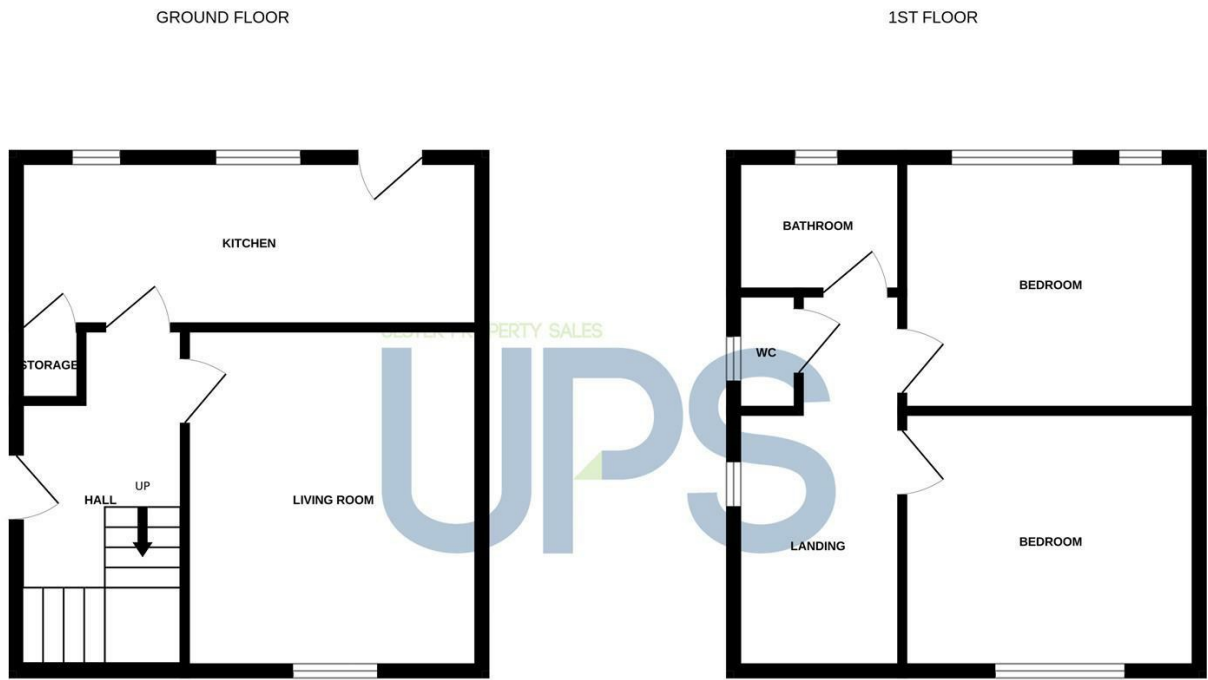
## OUTSIDE



Enclosed garden.



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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