

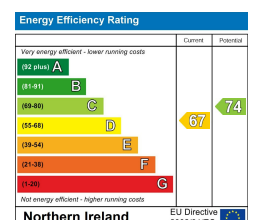


## 9 Empire Street, Belfast, BT12 6GJ

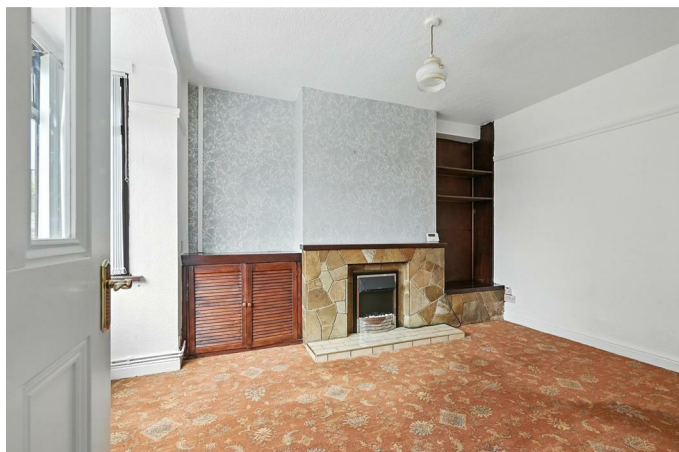
**Price Guide £110,000**

We are pleased to present this excellent mid terrace property situated on one of the more popular streets in the Donegall Road area. The property comprises spacious living room, modern fitted kitchen, ground floor shower suite and two good size bedrooms. Further benefits with Gas fired central heating and PVC double glazing. Empire Street is convenient to the many social, recreational and retail amenities of South Belfast including the bustling Lisburn Road, Boucher Road and Belfast City Centre, as well as both the City and Royal Victoria Hospitals. Bus and rail routes are close by, as are arterial transport routes such as the motorway network. Therefore early viewing is recommended.

- Mid-Terrace Property
- Modern Kitchen With Dining Space
- Ground Floor Shower Suite
- Convenient Location
- One Reception
- Two Good Sized Bedrooms
- Gas Central Heating / PVC Double Glazed Windows
- Suitable For A Range Of Buyers



**THE ACCOMMODATION COMPRISES**  
**ON THE GROUND FLOOR**  
**LOUNGE**



Fireplace with stone surround. Storage under stairs

**MODERN KITCHEN 13'5" x 6'6" (4.1 x 2.0)**



Excellent range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, plumbed for washing machine and Amtico flooring.

**SHOWER SUITE 8'10" x 6'6" (2.7 x 2.0)**



White suite comprising, pedestal wash hand basin, low flush W.C, walk in shower, fully pvc cladded walls and vinyl flooring.

**ON THE FIRST FLOOR**

**BEDROOM ONE 13'5" x 8'2" (4.1 x 2.5)**



**BEDROOM TWO 13'5" x 9'10" (4.1 x 3.0)**

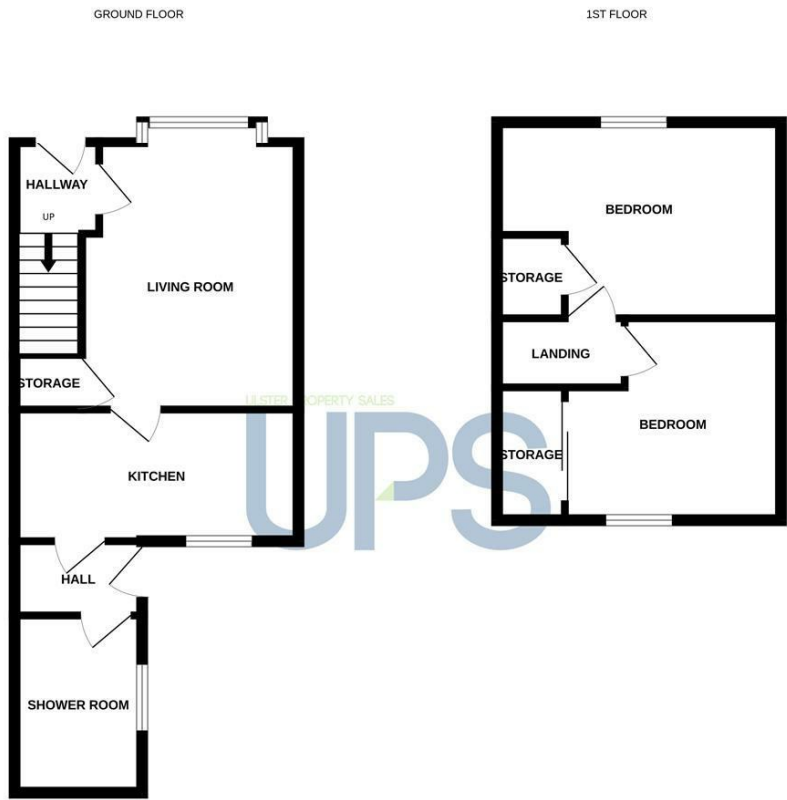


Laminate flooring with built in sliding robes.

**OUTSIDE**

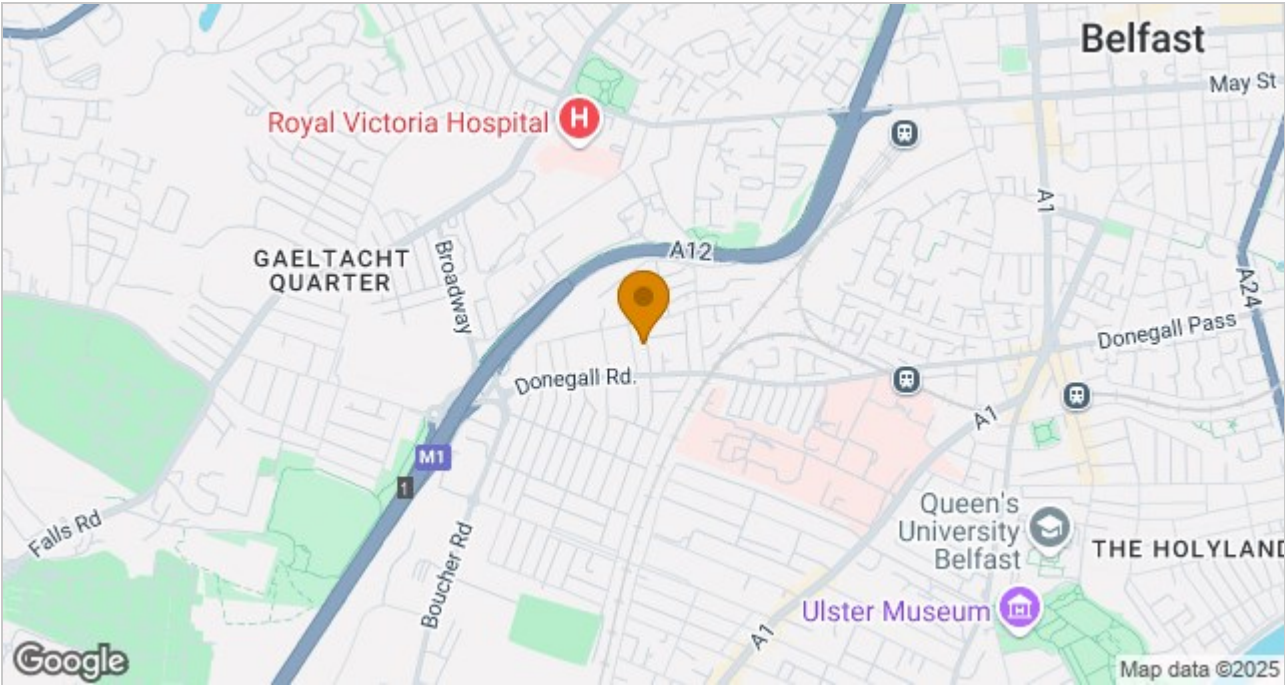
Paved front with enclosed rear yard.

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 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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