



## 65 Frenchpark Street, Belfast, BT12 6HZ

**Price Guide £120,000**

Situated just off Tates Avenue, this end-terrace offers an excellent opportunity for first time buyers or even landlords to buy within this increasingly popular area. With the City and Royal Hospitals, the Lisburn Road and the City Centre all close by, there is no doubt that this area has much to offer, particularly for those just getting onto the property ladder. Bright and spacious throughout the accommodation comprises of three bedrooms, living room open plan to dining area, large fitted kitchen and first floor bathroom suite. Further benefits include, gas fired central heating, PVC double glazed windows and a spacious enclosed paved yard to the rear. Early viewing comes highly recommended.

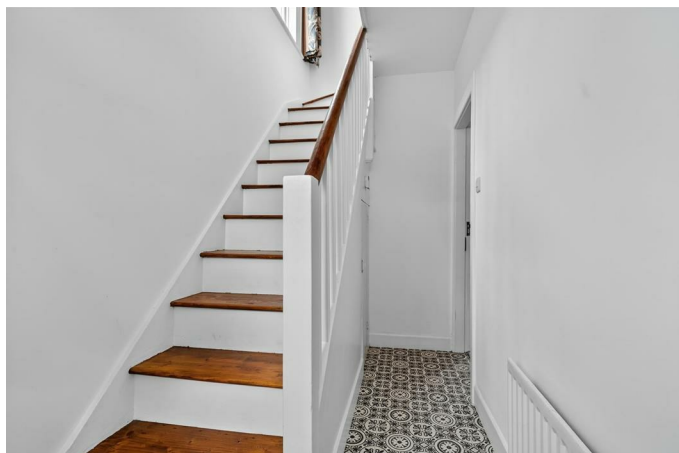
- Excellent End Terrace Home
- Modern Fitted Kitchen
- First Floor Bathroom Suite
- PVC Double Glazed Windows
- Suitable For First Time Buyers or Investors
- Open Plan Living / Dining Area
- Three Bedrooms
- Gas Fired Central Heating
- Convenient Location
- Ready To Move Into

**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**

PVC Front door.

**HALLWAY**



Under stairs storage.

**LIVING / DINING 19'8" x 14'5" (6.0 x 4.4)**



Beautiful Oak stained flooring, open shelving and wood burning stove with a brick surround. Gas boiler



**KITCHEN 11'9" x 7'2" (3.6 x 2.2)**



Attractive bright kitchen comprising, skylight window with a range of high and low level units, stainless steel sink unit & mixer tap, integrated oven, plumbed for washing machine, 4 ring gas hob & extractor fan. Part tiled walls and tile effect vinyl flooring. Access to enclosed rear yard.

**ON THE FIRST FLOOR**

**BEDROOM ONE 9'10" x 8'2" (3.0 x 2.5)**



Built in drawers.

**BEDROOM TWO 9'6" x 7'6" (2.9 x 2.3)**



### BEDROOM THREE 6'6" x 5'6" (2.0 x 1.7)

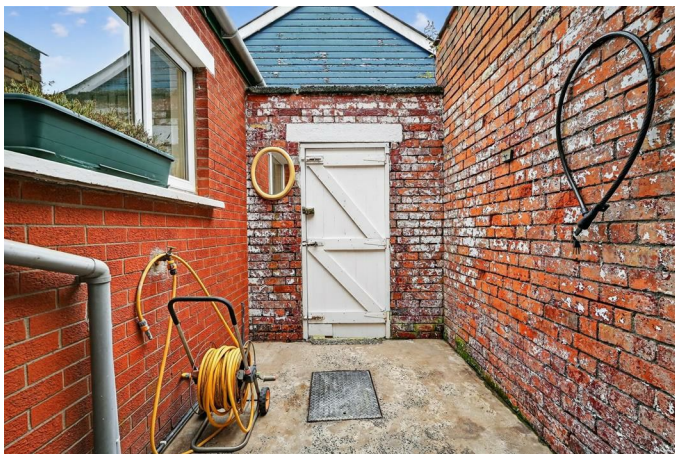


### BATHROOM



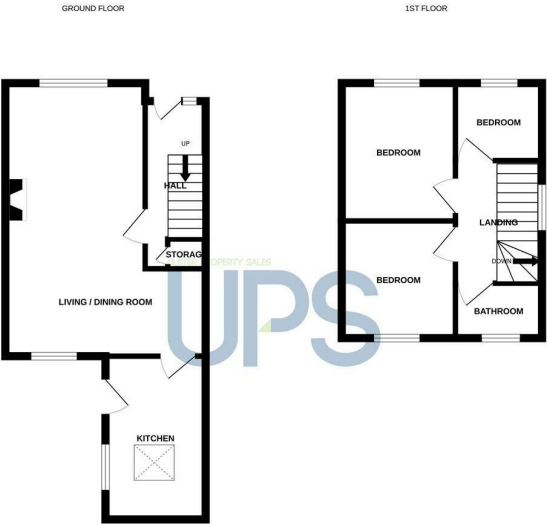
White suite comprising panel bath with electric shower over, low flush w.c, pedestal wash hand basin, extractor fan, fully tiled walls and tiled floor.

### OUTSIDE



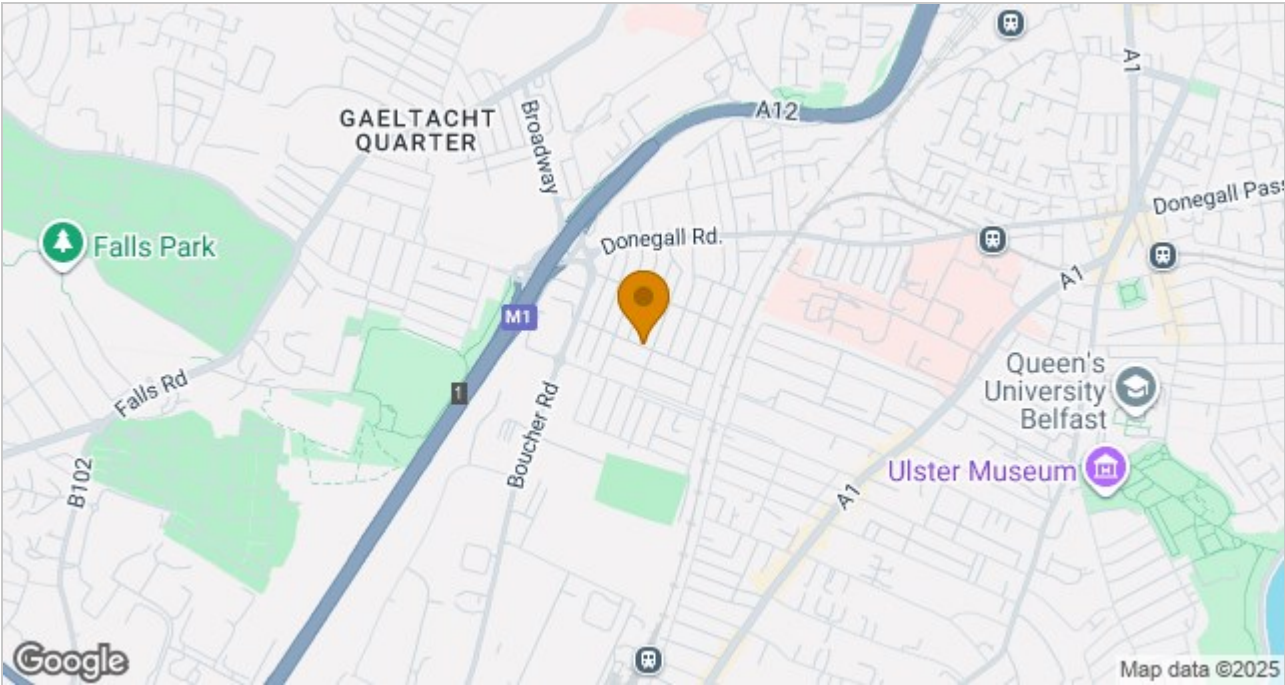
Enclosed yard with outside tap.

Floor Plan



©2025 Ulster Property Sales. All rights reserved. This plan is for information only and should not be relied upon for any specific details. The actual property may differ from the plan. No liability is accepted for any errors or omissions. Map data ©2025

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.

ULSTERPROPERTYSALES.CO.UK

|                                 |                                |                              |                              |                                  |
|---------------------------------|--------------------------------|------------------------------|------------------------------|----------------------------------|
| ANDERSONSTOWN<br>028 9060 5200  | BANGOR<br>028 9127 1185        | DONAGHADEE<br>028 9188 8000  | GLENGORMLEY<br>028 9083 3295 | RENTAL DIVISION<br>028 9070 1000 |
| BALLYHACKAMORE<br>028 9047 1515 | CARRICKFERGUS<br>028 9336 5986 | DOWNPATRICK<br>028 4461 4101 | MALONE<br>028 9066 1929      |                                  |
| BALLYNAHINCH<br>028 9756 1155   | CAVEHILL<br>028 9072 9270      | FORESTSIDE<br>028 9064 1264  | NEWTOWNARDS<br>028 9181 1444 |                                  |



John Thompson trading under licence as Ulster Property Sales (Downpatrick)  
©Ulster Property Sales is a Registered Trademark