



44 Stranmillis Gardens, Belfast, BT9 5AT

Price Guide £215,000

Situated in the highly sought after Stranmillis area, 44 Stranmillis Gardens presents an excellent opportunity to acquire a spacious three bedroom home with fantastic potential. The accommodation comprises of two reception rooms, a large kitchen with dining area, three bedrooms and first floor shower room. The property offers good internal space throughout and also benefits from a paved patio garden to rear. Ideally suited to first time buyers or investors, this is a great chance to acquire a property in a popular and convenient location. Early viewing is recommended.

- Three Bedroom Mid Terrace Property
- Two Well Proportioned Reception Rooms
- First Floor Contemporary Shower Room
- Ideal For First Time Buyers Or Investors
- Located In The Popular Stranmillis Area
- Generous Kitchen With Dining Area
- Oil Central Heating / PVC Double Glazed Windows
- Early Viewing Recommended

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	75
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland
EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR
ENTRANCE HALL**



LIVING ROOM 12'1" x 10'5" (3.7 x 3.2)



Tiled fireplace.

DINING ROOM 11'5" x 10'5" (3.5 x 3.2)



KITCHEN 15'1" x 7'10" (4.6 x 2.4)



Range of high and low level units, plumbed for washing machine, stainless steel sink unit with drainer, extractor fan, part tiled and wood effect floor. PVC door to enclosed rear patio garden.



**ON THE FIRST FLOOR
Storage off landing.**

BEDROOM ONE 11'5" x 10'5" (3.5 x 3.2)



BEDROOM TWO 10'5" x 10'2" (3.2 x 3.1)



Enclosed patio garden to rear.

BEDROOM THREE 6'6".9'10" x 6'2" (2.3 x 1.9)



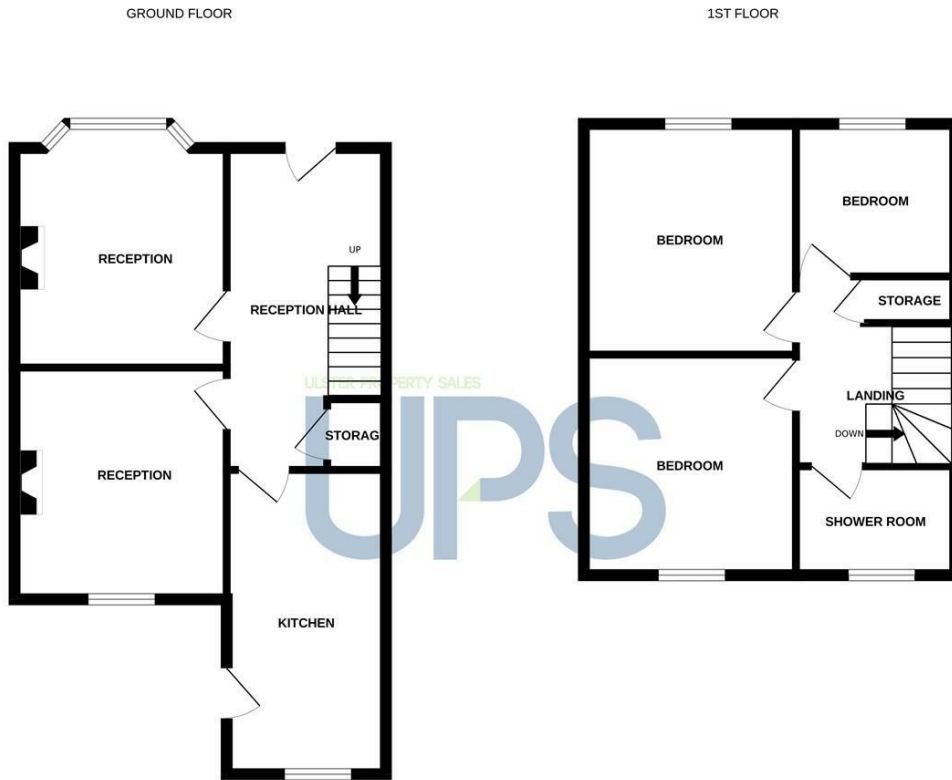
SHOWER SUITE 7'10" x 3'11" (2.4 x 1.2)



Contemporary suite comprising walk in shower, low flush W.C, wash hand basin with storage below, fully tiled walls and tiled floor.

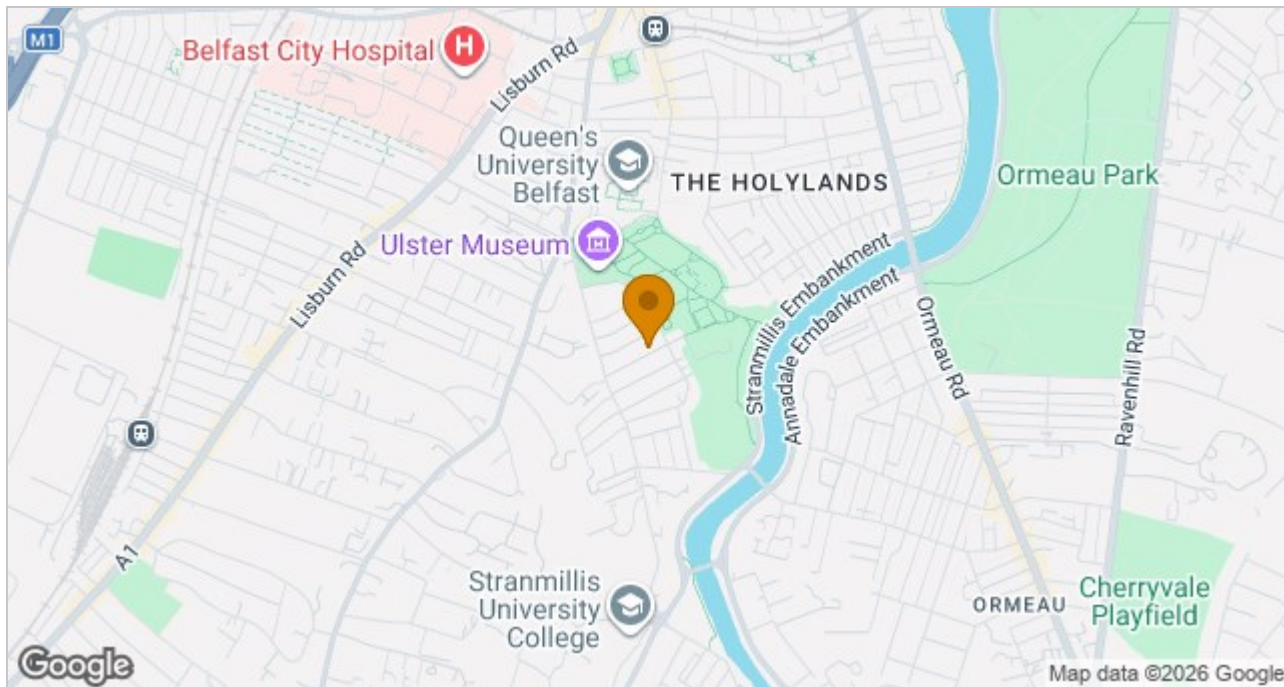
OUTSIDE

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 operation or efficiency can be given. Made with Metropix ©2025

Area Map



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