



61 Ethel Street, Belfast, BT9 7FT

Price Guide £195,000

This well-presented end-terrace home is ideally situated just off the Lisburn Road, offering easy access to a wide range of restaurants, cafés, and local shops. The property features living room, along with a modern fitted kitchen open plan to dining area with double doors leading to the enclosed rear yard. A separate utility room adds further practicality. Upstairs, there are two generously sized bedrooms and a contemporary bathroom suite, complete with both a bath and a walk-in shower. Externally, the property benefits from a private, enclosed patio garden. Additional features include gas-fired central heating and PVC double glazing throughout. Located within close proximity to Belfast City Centre, the home also enjoys excellent transport links and access to a wide range of social and recreational amenities. Early viewing is highly recommended.

- Well Presented End Terrace
- Front Living Room
- Utility Room
- Gas Fired Central Heating / PVC Double Glazing
- Walking Distance To Cafes, Restaurants & Shops
- Two Excellent Bedrooms
- Contemporary Kitchen Open Plan To Dining Area
- Modern Bathroom Suite With Bath & Walk In Shower
- Enclosed Patio Garden
- Ideal First Time Buy

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		66	66
(39-54) E			
(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**

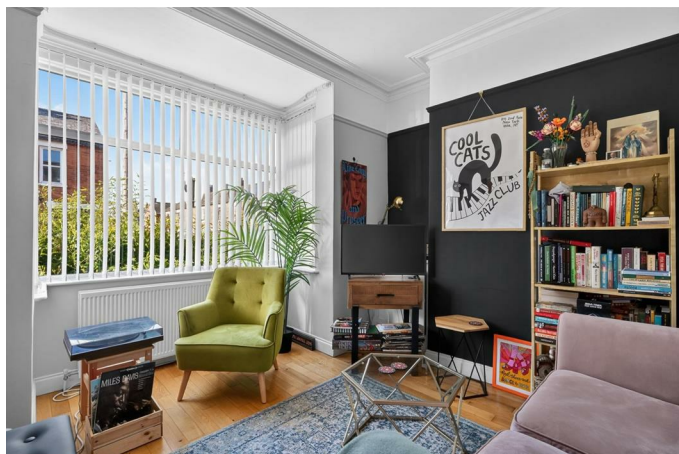
ENTRANCE

Hardwood front door.

RECEPTION HALL

Wooden floor.

LIVING ROOM 11'5" x 11'5" (3.5 x 3.5)

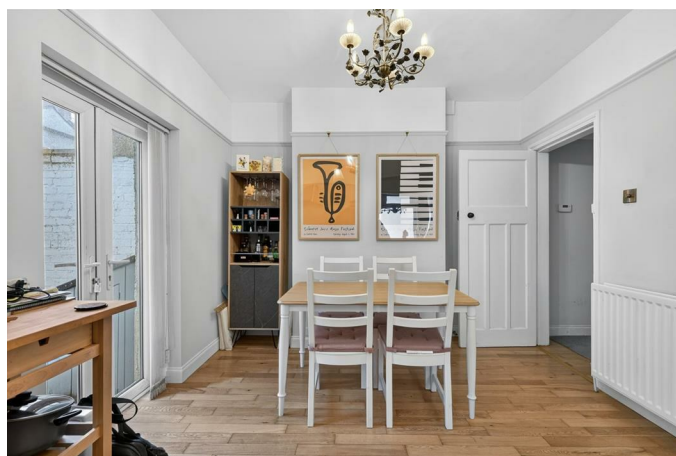


Wooden floor.

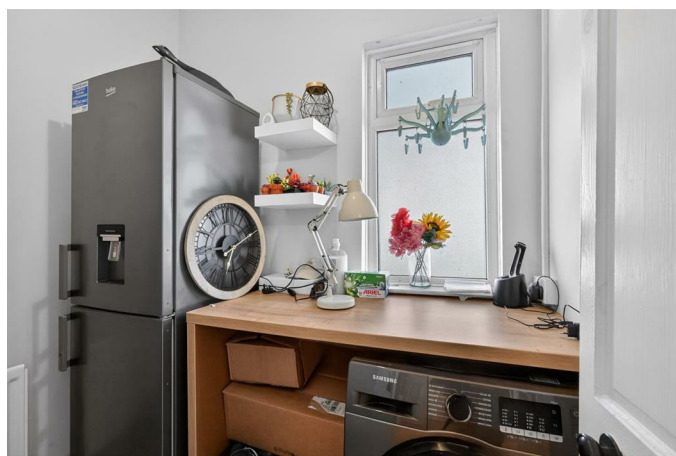
KITCHEN / DINING 15'8" x 10'2" (4.8 x 3.1)



Range of high and low level units, integrated oven, 4 ring electric hob, stainless steel extractor fan, stainless steel sink unit with mixer tap, double doors to rear yard, wooden floor, part tiled walls.

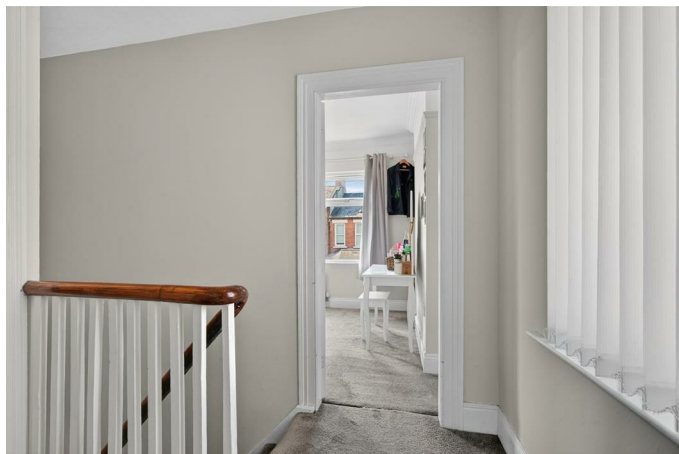


UTILITY 6'6" x 4'11" (2.0 x 1.5)



Plumbed for washing machine.

ON THE FIRST FLOOR



BEDROOM ONE 15'5" x 8'6" (4.7 x 2.6)



BEDROOM TWO 12'5" x 8'2" (3.8 x 2.5)



BATHROOM



White suite comprising low flush W.C, wash hand basin with vanity unit below, tiled bath, walk in shower, part tiled walls, tiled flooring.

OUTSIDE

Enclosed rear yard.

Floor Plan

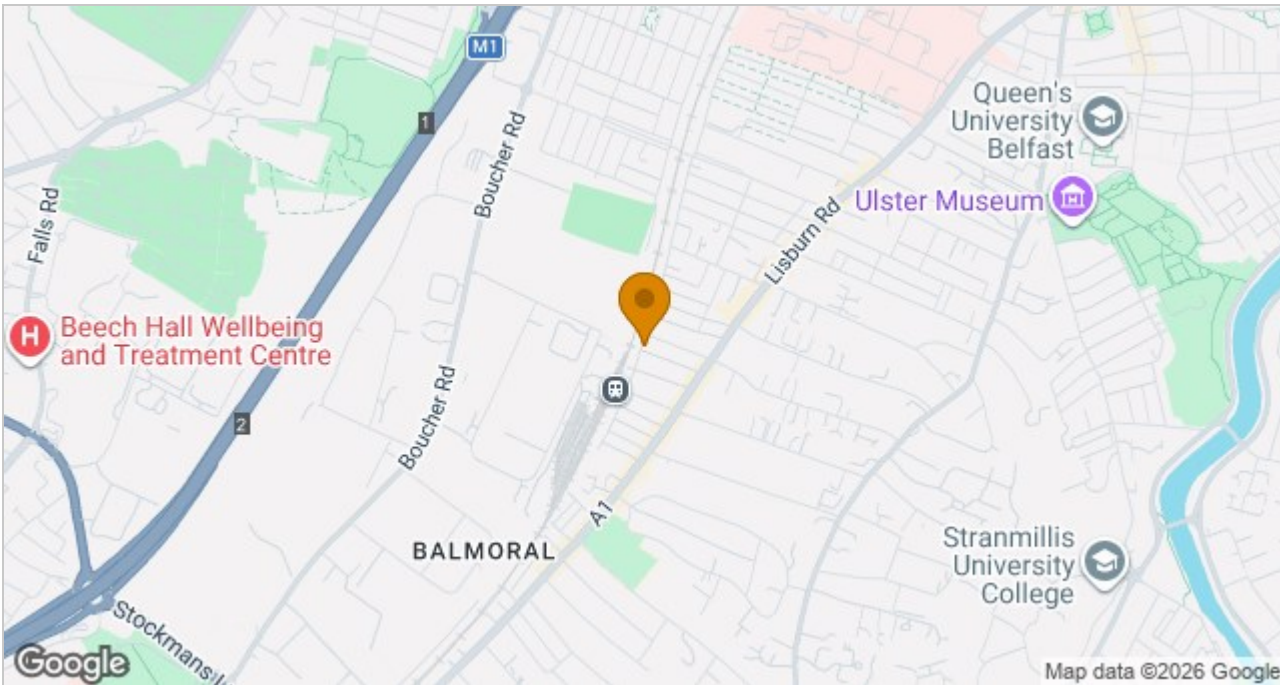
GROUND FLOOR

1ST FLOOR



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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