



36 Brookland Street, Belfast, BT9 7FZ

Guide Price £225,000

This well-presented 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 open plan living / dining room with attractive wood burning stove, along with a modern fitted kitchen with sliding doors leading to the enclosed rear yard. On the first floor, there are two generously sized bedrooms and a contemporary shower room. Externally, the property benefits from an enclosed rear yard. 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.

- Well Presented Terraced Home Located Just Off The Lisburn Road
- Modern Fitted Kitchen With Integrated Appliances
- Two Good Sized Bedrooms
- Gas Fired Central Heating / PVC Double Glazing
- Ideal First Time Buy
- Living Room With Wood Burning Stove Open Plan To Dining Area
- Luxury First Floor Shower Room
- Landing Area Currently Used As Dressing Space
- Walking Distance To The Shops, Cafes & Restaurants Of The Lisburn Road
- Enclosed Rear Yard

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	71
(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

Glass panelled front door. Tiled flooring.

LIVING / DINING 22'7" x 8'10" (6.9 x 2.7)



Laminate wood flooring, wood burning stove with brick inset.



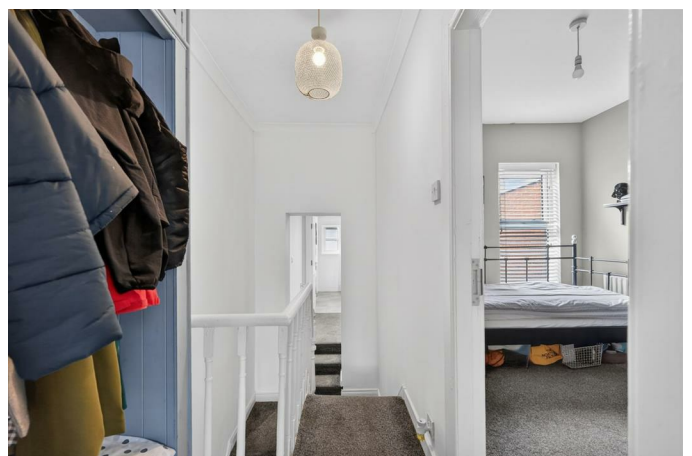
KITCHEN 10'9" x 4'11" (3.3 x 1.5)



Range of high and low level units, integrated oven, 4 ring hob, stainless steel extractor fan, integrated dishwasher, plumbed for washing machine, stainless steel sink unit with mixer tap, recessed spotlighting. Pocket door and sliding patio doors to yard.



ON THE FIRST FLOOR



BEDROOM ONE 11'1" x 9'2" (3.4 x 2.8)



LANDING 6'10" x 5'6" (2.1 x 1.7)



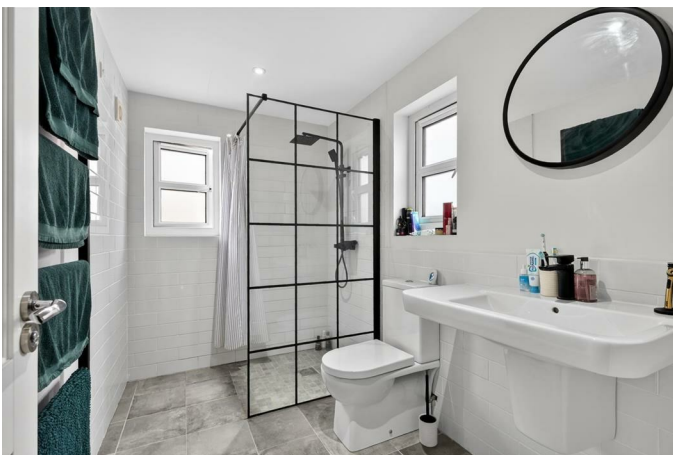
BEDROOM TWO 10'2" x 8'6" (3.1 x 2.6)



OUTSIDE



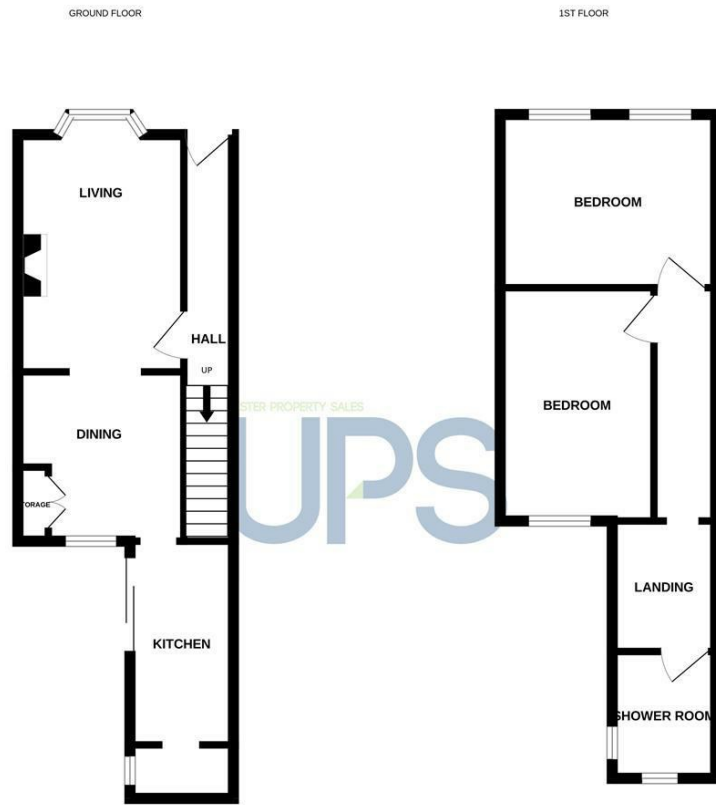
SHOWER ROOM



Enclosed rear yard.

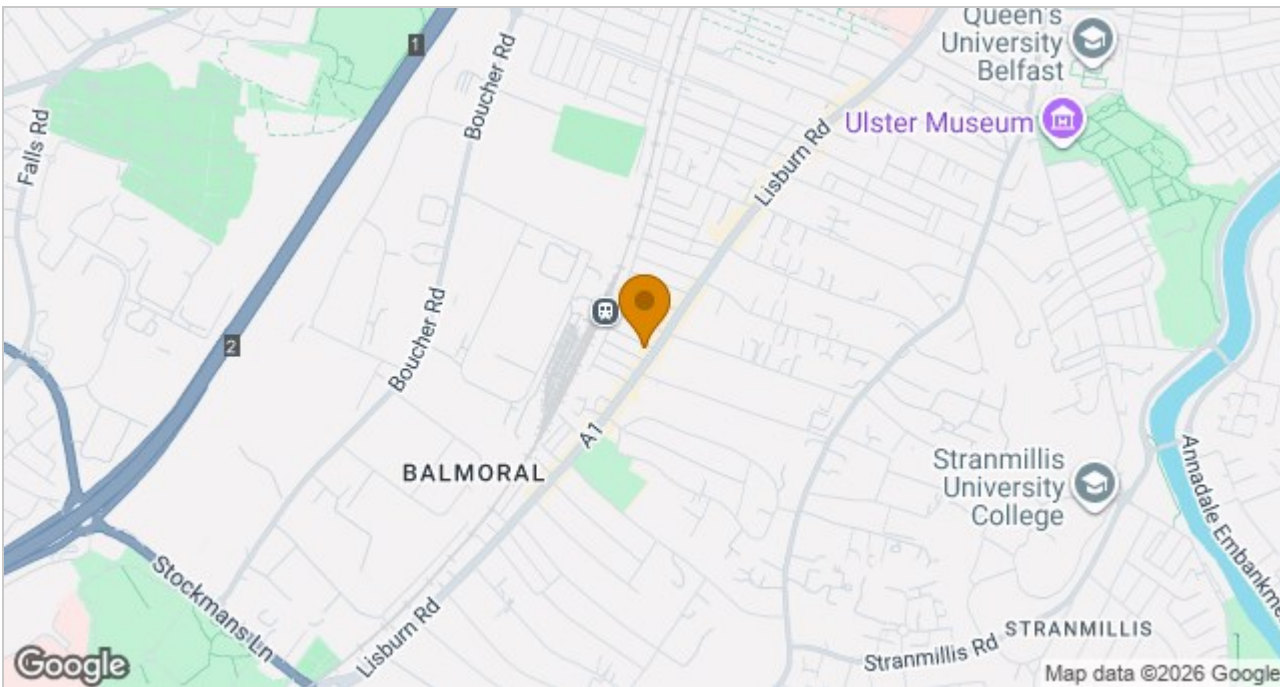
Contemporary shower room comprising low flush W.C, wash hand basin, walk in fully tiled shower, wall mounted towel radiator, part tiled walls, tiled flooring, recessed spot lighting.

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



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