

3 Manor Street , Belfast, BT14 6DU

Offers Around £130,000

Impressive 5 Bedroom Period Town Terrace in Most Popular Location Just A Short Commute To The City

An impressive 5 bedroom red brick period town terrace which has benefited from comprehensive improvements over the years just a short commute to the City. The spacious accommodation comprises 5 bedrooms, 2 reception rooms, modern fitted kitchen and modern white bathroom suite. The dwelling offers gas fired central heating, partially Upvc double glazed windows and "Drimaster Extractor" extensive use of quality wood laminate and ceramic floor coverings. Low maintenance outside areas combines with a most convenient location - within walking distance of the City, the new university and the Cathedral Quarter making this the perfect home or investment opportunity.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		52	63
EU Directive 2002/91/EC			

3 Manor Street , Belfast, BT14 6DU



- Impressive 5 Bedroom Period Town Terrace
- Modern Fitted Kitchen
- Gas Fired Central Heating
- 5 Bedrooms
- Classic White Bathroom Suite
- Most Convenient Location
- 2 Receptions
- Partially Upvc Double Glazed Windows

Enclosed Entrance Porch

Mahogany entrance door, ceramic tiled floor.

Entrance Hall

Bevelled glass vestibule door, ceramic tiled floor, corniced ceiling, panelled radiator.

Lounge

14'4" x 11'3" (4.39 x 3.43)
Attractive fireplace, wood laminate floor.

Living Room

12'11" x 8'9" (3.96 x 2.69)
Built-in storage, double panelled radiator,

Kitchen

12'2" x 7'3" (3.72 x 2.23)
Composite white sink unit, extensive range of high and low level units, formica worktops, double oven, fridge

freezer space, plumbed for washing machine, partly tiled walls, ceramic tiled floor, double panelled radiator, understairs storage, hardwood door to rear.

First Floor

Landing, panelled radiator.

Bathroom

Modern white suite comprising panelled bath, telephone handset shower, vanity unit, low flush wc, partially tiled walls, panelled radiator, ceramic tiled floor.

Bedroom

12'11" x 9'3" (3.96 x 2.84)
Panelled radiator.

Bedroom

14'7" x 14'4" into bay (4.45 x 4.39 into bay)
Panelled radiator.

Second Floor

Landing.

Bedroom

12'0" x 8'11" (3.66 x 2.74)

Bedroom

12'4" x 11'3" (3.78 x 3.45)
Concealed gas boiler, Built-in storage.

Bedroom

12'0" x 9'3" (3.68 x 2.84)
Victorian style fireplace, panelled radiator.

Outside

Hard landscaped forecourt. Enclosed rear yard, covered storage area.



Directions



Floor Plan

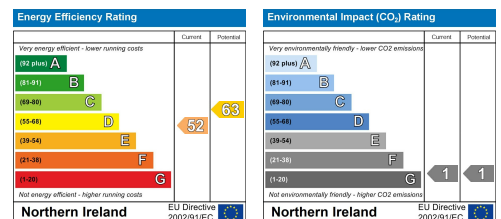
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Total Area: 121.4 m² ... 1306 ft²

All measurements are approximate and for display purposes only

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