

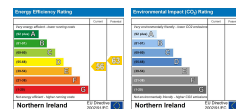


2 Kyle Street

Belfast, BT4 1LS

Offers in the region of

£95,000



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, Belfast, BT4 1LS

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**CASH OFFERS ONLY!** A keenly priced property located in the heart of Sydenham in East Belfast with obvious investment potential.

Priced to allow for modernisation the dwelling comprises an entrance hall, bright reception, fitted kitchen, back hall, downstairs three piece bathroom suite and two first floor bedrooms. Outside there is an enclosed yard to the rear.

The property further benefits from gas fired central heating and uPVC double glazing.

Situated in a prime location, this property is conveniently close to shops, parks, and schools. Additionally, the area is known for its strong rental demand, offering a great opportunity for those looking to generate rental income.

With excellent transport links to Belfast City Centre, commuting is a breeze for those working or studying in the city. Don't miss out on the chance to own this fantastic property in a sought-after area with great potential.

## Ground Floor

### Vestibule Entrance

Hardwood front door with smoked glass insets, wooden internal door leading to:

### Hallway

Panelled radiator, stairs leading to first floor

### Living Room 10'3" x 11'0" (3.13m x 3.36m)

Double panelled radiators, enclosed gas and electricity meters

### Kitchen 8'11" x 12'7" (2.74m x 3.85m)

Fitted kitchen, under stair storage, double panelled radiator, plumbed for washing machine, leading to:

### Back Hall

Enclosed storage cupboard housing gas boiler, access to rear yard

### Downstairs Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basin and panelled bath, double panelled radiator

## First Floor

### Landing

### Front Bedroom 10'3" x 15'0" (3.13m x 4.58m)

Panelled radiator

### Rear Bedroom 9'0" x 7'7" (2.75m x 2.32m)

Panelled radiator

### Outside

Enclosed rear yard with access to side entry





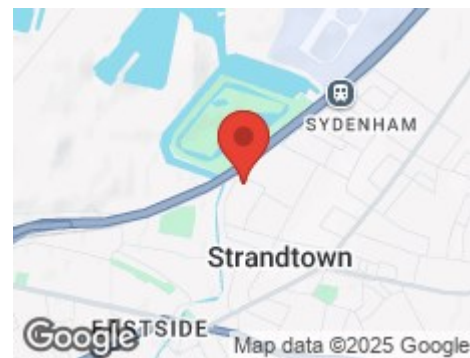
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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