

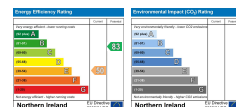


23 Rutherglen Street

Belfast, BT13 3LR

Offers in the region of

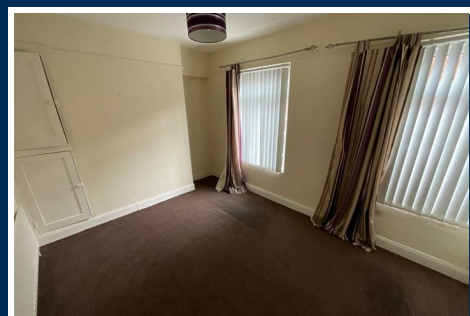
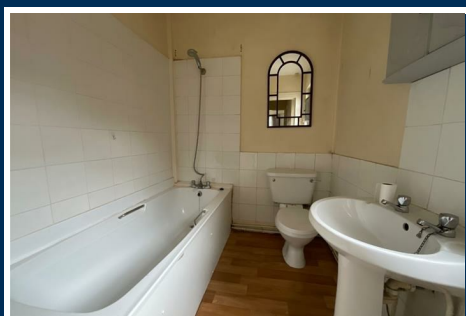
£75,000



# 23 Rutherglen Street

, Belfast, BT13 3LR

Offers in the region of £75,000



A keenly priced townhouse in a highly popular residential location which offers significant investment potential.

Priced to allow for modernisation the dwelling comprises entrance hallway, open plan reception, fitted kitchen, three piece bathroom suite and 2 bedrooms. Outside there is an enclosed rear yard.

The property has single glazed windows and oil fired central heating.

Rutherglen Street is ideally situated close to many leading shops and amenities including Ballygomartin Tesco, Woodvale Park and Forthriver Primary School.

Public transport links with Belfast City are also second to none thanks to a bus stop just seconds from the front door!

Contact Rea Estates NOW for further details or to arrange an appointment to view!

## Ground Floor

### Entrance Hall

Hardwood front door with smoked glass insets, vinyl flooring, stairs leading to first floor

### Living Room 20'1" x 9'4" (6.13m x 2.87m)

Open plan reception with dining space, enclosed hot press, under stair storage, wood laminate flooring, 2 double panelled radiators

### Kitchen 11'4" x 5'8" (3.46m x 1.75m)

Fitted kitchen with high and low level units and contrasting worktops, plumbed for a washing machine, tiled flooring, double panelled radiator, access to rear yard

## First Floor

### Bathroom

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

### Front Bedroom 9'3" x 12'10" (2.82m x 3.93m)

Panelled radiator

### Rear Bedroom 10'4" x 7'3" (3.16m x 2.23m)

Panelled radiator

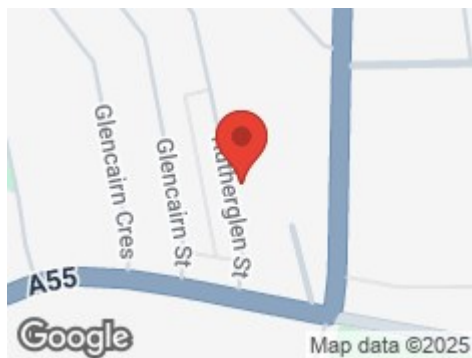
### Outside

Enclosed yard with access to rear entry





## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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