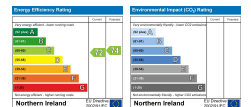




10 Delaware Street  
Ravenhill Road, Belfast, BT6 8ET

Offers in the region of  
£120,000



# 10 Delaware Street

Ravenhill Road, Belfast, BT6 8ET

Offers in the region of £120,000



**CASH OFFERS ONLY! OPEN VIEWING ON FRIDAY 5TH JUNE BETWEEN 2.15PM AND 2.45PM**

A keenly priced property in a highly regarded residential location with obvious investment potential.

The dwelling comprises vestibule entrance, hallway, reception, fitted kitchen with dining space, three piece bathroom suite and three bedrooms laid out over the first and second floors. Outside there is an enclosed yard to the rear.

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

Delaware Street is conveniently located just off the ever-popular Ravenhill Road and is close to many leading shops and amenities including Ormeau Park, The OZone Complex, Lanyon Place Train Station and a host of independent retailers. Belfast City Centre is also just a short walk away.

Contact Rea Estates now for further details or to arrange your appointment to view.

## Ground Floor

### Vestibule Entrance

Composite front door with smoked glass insets, tiled flooring, leading to:

### Hallway

Double panelled radiator, tiled flooring, stairs leading to first floor

### Living Room 15'3" x 9'8" (4.66m x 2.97m)

Enclosed gas and electricity meters, double panelled radiator, single panelled radiator

### Kitchen 14'9" x 12'4" (4.51m x 3.76m)

Fitted kitchen with high and low level units, tiled splash backs and contrasting worktops, stainless steel sink and drainer, cooker space with extractor hood, double panelled radiator, under stair storage, dining space, access to rear yard

## First Floor

### Landing

Enclosed storage cupboard, stairs leading to second floor

### Bathroom 8'2" x 7'7" (2.51m x 2.33m)

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

### Bedroom 1 11'0" x 12'8" (3.36m x 3.88m)

Panelled radiator

## Second Floor

### Landing

Access to roof space

### Bedroom 2 11'0" x 11'6" (3.37m x 3.51m)

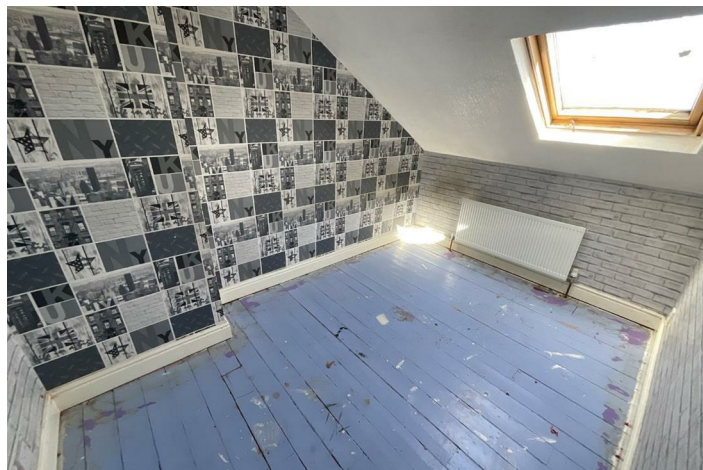
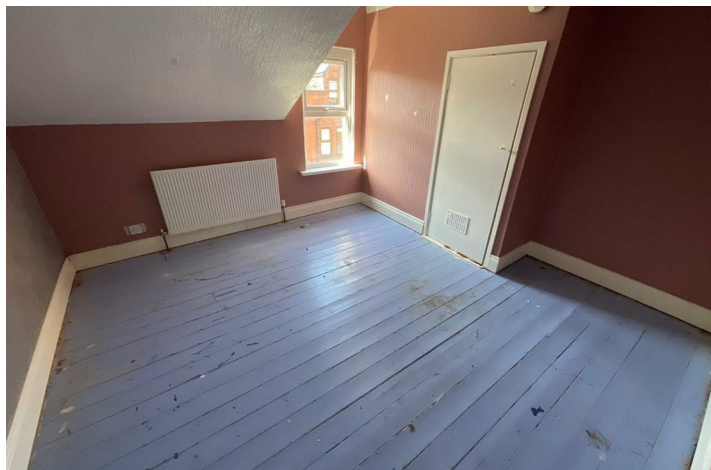
Enclosed storage cupboard housing gas boiler, panelled radiator

### Bedroom 3 10'11" x 7'8" (3.34m x 2.35m)

Velux window, panelled radiator

### Outside

Enclosed rear yard, access to rear entry



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.