

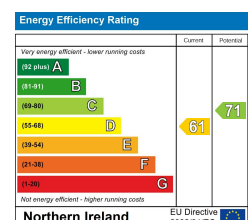


17 Delaware Street, Ravenhill Road, Belfast, BT6 8ET

Asking Price £175,000

Conveniently located and within a reasonable walking distance into the city centre, this deceptive and spacious town terrace home also offers great access to Ormeau Park, local shops as well as bus routes along the Ravenhill Road into and out of the city. Well maintained throughout by its current owners, potential buyers would possibly be first time buyers and investors looking for a quality home with a location on the doorstep of so much. The accommodation over 3 levels comprises a bright lounge which opens to the dining area, a modern fitted kitchen, 1st floor white bathroom suite and 4 good size bedrooms. Outside there is a small rear yard. This is a home we can definitely recommend viewing of at your earliest convenience!

- 3 Storey mid town terrace
- Lounge open to the dining are
- 1st floor white bathroom suite
- Double glazed windows
- Chain free onward sale
- Four good size bedrooms
- Modern fitted kitchen
- Gas central heating
- Enclosed rear yard
- Close to many amenities



The accommodation comprises
Hardwood front door to entrance hall

Entrance hall

Lounge / dining 22'5 x 9'9 (6.83m x 2.97m)



Laminate flooring.

Dining image



Laminate flooring, under stair storage.

Kitchen 10'7 x 7'8 (3.23m x 2.34m)



Range of high low level units, single drainer 1 1/4 bowl sink unit with mixer taps, formica work surfaces, part tiled walls, 4 ring hob and under oven, plumbed for washing machine.

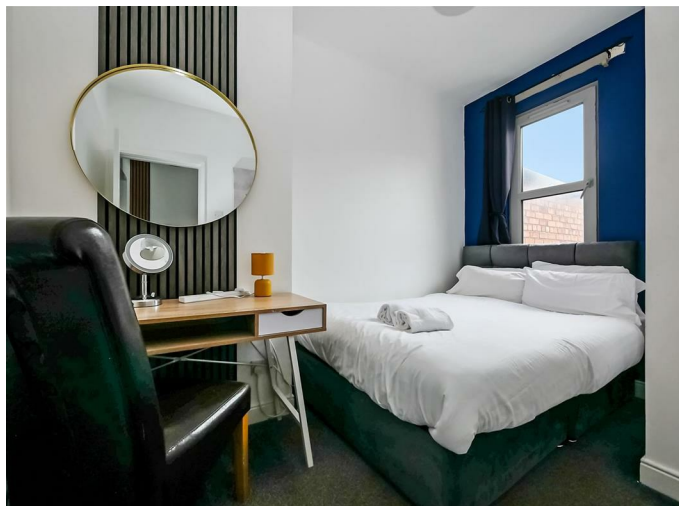
1st floor

Landing, storage and gas boiler.

Bedroom 1 13'1 x 11'3 (3.99m x 3.43m)



Bedroom 2 11'2 x 7'7 (3.40m x 2.31m)



Bathroom 7'1 x 5'6 (2.16m x 1.68m)



White suite comprising panelled bath, mixer taps, telephone hand shower, low flush w/c, pedestal wash hand basin, pvc panelled walls & ceiling, recessed spotlights, laminatr flooring.

2nd floor

Bedroom 3 13'9 x 11'7 (4.19m x 3.53m)



Laminate flooring.

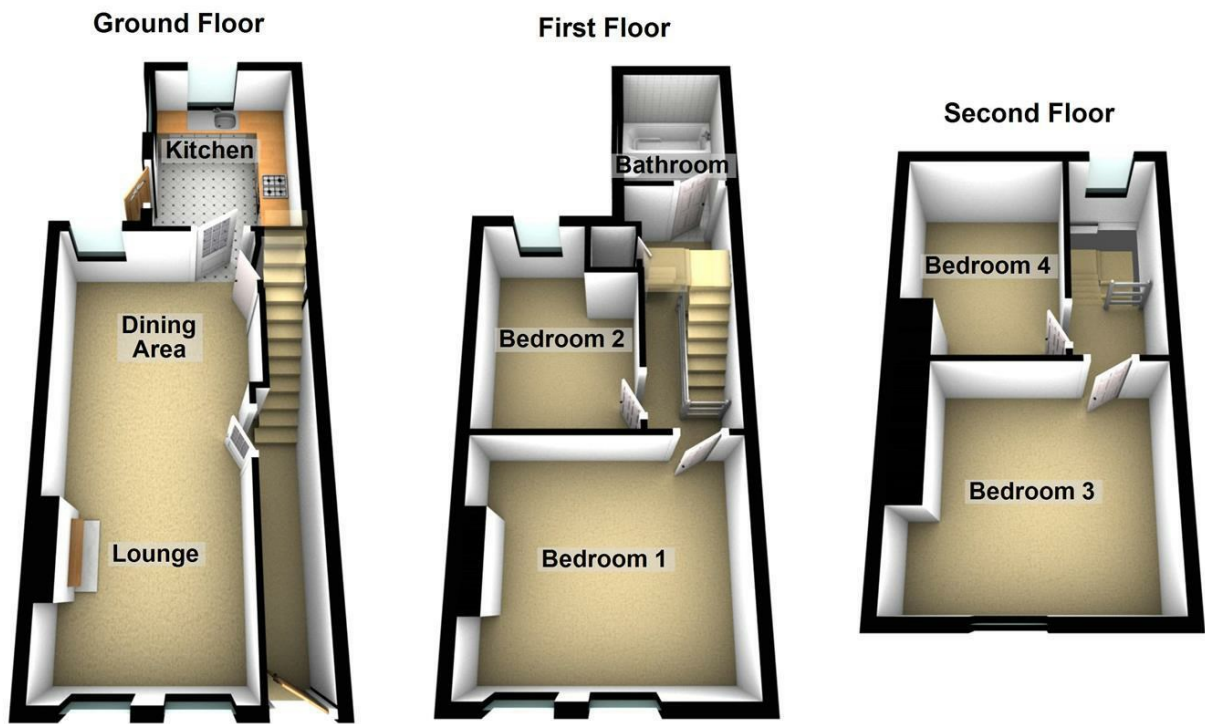
Bedroom 4 11'5 x 7'7 (3.48m x 2.31m)



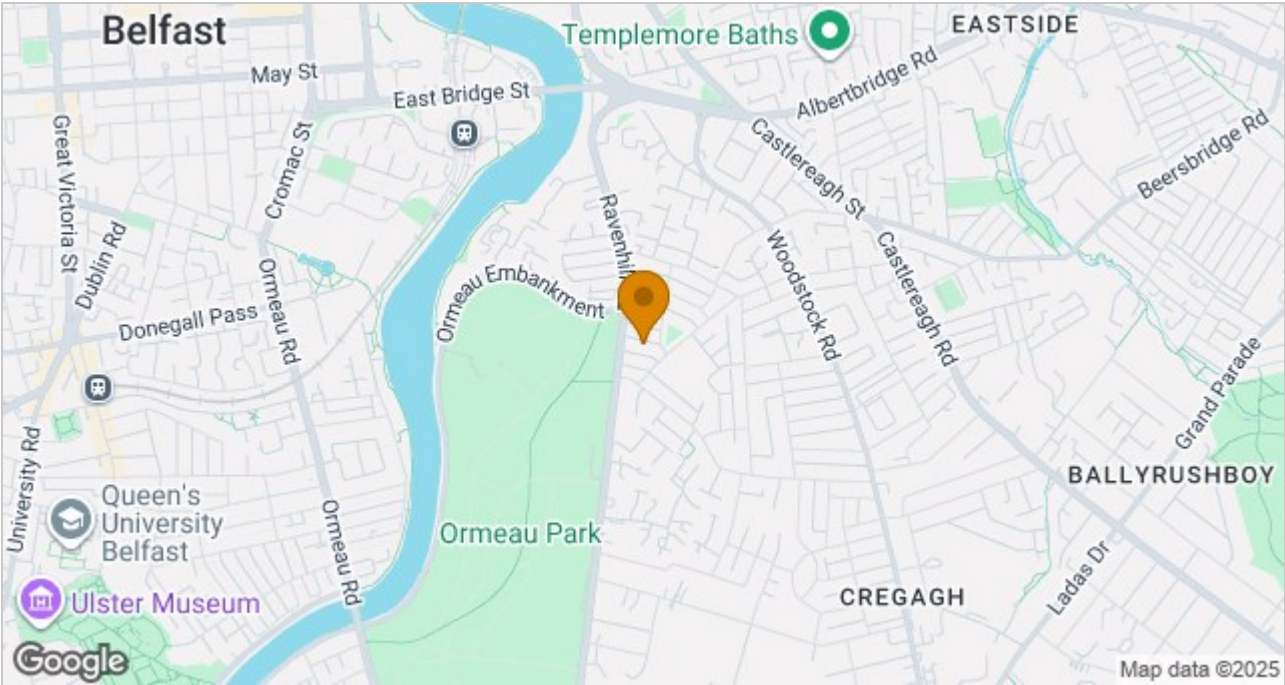
Roof window, Laminate flooring.

Outside
Enclosed rear yard.

Floor Plan



Area Map



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