

## Outside

Enclosed rear yard, oil fired boiler, uPVC oil tank, outside tap and light, gate to alley for bins.

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Sizes And Dimensions Are Approximate. Actual May Vary.

Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
North Down - 028 90 42 4747  
Lisburn - 028 92 66 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

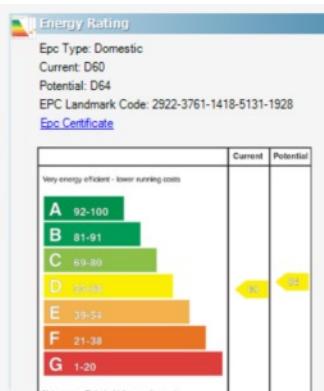
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Offers Over  
£179,950

22 Chadwick Street,  
Lisburn Road,  
BELFAST,  
BT9 7FD

Viewing by  
appointment with  
& through agent  
028 9066 3030



22 Chadwick Street,  
Lisburn Road,  
BELFAST, BT9 7FD

## Property Features

- Superb, spacious & well-presented terrace
- Living Room open plan to Dining
- Separate Kitchen
- Two Bedrooms
- Shower Room
- Oil fired central heating
- uPVC frame double glazed windows
- Enclosed rear yard
- Conveniently located just off the bustling Lisburn Road
- Boasts proximity to a range of cafes, restaurants & shops
- Within walking distance to Queens University & Belfast City Hospital
- Will appeal to first time buyers & investors alike

## Location:

Travelling out of Belfast along the Lisburn Road, go through traffic lights at Tates Avenue. Continue to Derryvolgie Avenue on the left then turn right into Chadwick Street.

## Property Comprises

### Ground Floor

uPVC front door to . . .

HALLWAY: Oak effect laminate wood floor, cornice ceiling, part panelled walls.

LIVING ROOM OPEN PLAN TO DINING ROOM: 22' 8" x 9' 10" (6.9m x 3m) (at widest points). Feature bay window, oak effect laminate floor, fireplace with brick inset and granite hearth, storage under stairs.

KITCHEN: 10' 10" x 6' 7" (3.3m x 2m) Shaker style kitchen with range of high and low level units, 1.5 bowl stainless steel sink with drainer and mixer tap, built-in electric oven, four ring ceramic hob with stainless steel extractor fan, space for fridge freezer, space for dishwasher, plumbed for washing machine, part tiled walls, decorative vinyl flooring, uPVC double glazed door to exterior.

### First Floor Return

Hotpress with lagged copper cylinder.

SHOWER ROOM: Fully tiled built-in shower cubicle with Triton electric shower unit, pedestal wash hand basin, low flush wc, fully tiled walls, vinyl flooring, window.

### First Floor

BEDROOM (1): 13' 1" x 9' 6" (4m x 2.9m)

BEDROOM (2): 10' 2" x 7' 10" (3.1m x 2.4m)

Access to roofspace.

