



2nd Floor



1st Floor

Sizes And Dimensions Are Approximate. Actual May Vary.



Lisburn Road - 028 90 66 3030  
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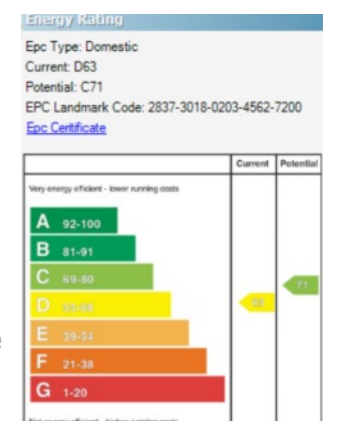
An excellent end terrace house in a prime location conveniently positioned for those seeking ease of access to the city centre for both work and social life and within walking distance to Belfast City Hospital, Grand Central Station, Queens University and Blythefield Primary School.

The property offers generous accommodation that well maintained throughout. Briefly comprising on the ground floor a spacious living room, fitted kitchen with dining area and downstairs shower room. On the first floor are two bright bedrooms and a contemporary bathroom suite. In addition the property benefits from uPVC framed double glazed windows, gas fired central heating and enclosed rear garden. Offering that much more with its extremely convenient location and overall accommodation, this excellent home will have wide ranging appeal therefore early viewing is highly recommended.

Offers Over  
£139,950

70 Blythe Street,  
BELFAST,  
BT12 5HW

Viewing by  
appointment with  
& through agent  
028 9066 3030



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## Property Features

- Excellent end terrace in a convenient location within close proximity to Belfast City Centre
- Spacious living room
- Fully fitted kitchen with dining area
- Downstairs shower room
- Two bright bedrooms
- Modern bathroom suite
- Gas heating; Double glazing throughout
- Enclosed rear garden and ample on-street car parking
- Perfect first-time buyer or investment opportunity

## Location:

From the Lisburn Road, turn left onto Sandy Row. Blythe Street is second turn on the left.

## Property Comprises

### Ground Floor

HALLWAY: uPVC front door, laminate wood strip flooring.

LIVING ROOM: 12' 1" x 11' 7" (3.68m x 3.53m) Laminate wood strip flooring.

KITCHEN: 12' 5" x 12' 2" (3.78m x 3.71m) Range of high and low level units, built-in ovens and extractor fan, sink with mixer tap, plumbed for dishwasher and washing machine, laminate work surfaces, ceramic tiled floor.

SHOWER ROOM: Low flush wc, wash hand basin, bidet, walk-in corner shower cubicle, ceramic tiled floor, part tiled walls, wall hung vanity unit.

REAR HALLWAY: Ceramic tiled floor, access to rear garden.

### First Floor

LANDING: Carpeted, access to roofspace via Slingsby type ladder, two storage cupboards.

BATHROOM: Low flush wc, wash hand basin, bath with overhead shower, boiler cupboard, vinyl flooring, mirrored vanity unit.

BEDROOM (1): 12' 2" x 12' 1" (3.71m x 3.68m) Vinyl flooring.

BEDROOM (2): 12' 4" x 11' 10" (3.76m x 3.61m) Vinyl flooring, storage cupboard.

### Outside

Enclosed rear garden with paved patio.

