



Imperial Street,

Prices from £70,000



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Imperial Street, Belfast

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Public Notice - 112 Imperial Street, Belfast, BT6 8JP. We are acting in the sale of the above property and have received an offer of £67,500. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - D63. A traditional end terrace property benefiting from a mix of old and new, within a highly sought after residential location. This home is situated between the Cregagh Road and Ravenhill Road allowing for Belfast City Centre to be easily accessible. A fine selection of shopping facilities and amenities are also close by on the popular Cregagh Road. In brief the accommodation comprises of spacious living room / dining area and kitchen to the ground floor whilst upstairs offers two bedrooms and bathroom. Gas fired central heating and double glazing throughout add to the features. Ideal for first time buyer or investor due to rental potential. Viewing by appointment through Reeds Rains Ormeau on 02890 680420.

UPVC FRONT DOOR

LIVING ROOM / DINING

8.53m x 4.65m (28'0" x 15'3")

(At widest points) Dual aspect. Tiled floor. Spotlights.

KITCHEN

4.04m x 2.36m (13'3" x 7'9")

Range of high and low level units. Pvc panelled walls. Tiled floor. Pvc tongue and groove ceiling. Built in electric oven. 4 ring ceramic hob. Over head extractor fan. Stainless

steel 1.5 drainer sink unit with mixer taps. Plumbed for washing machine. Space for fridge/freezer. Spotlights. Built in storage cupboard with gas boiler. Upvc double glazed rear door.

STAIRS TO:-

FIRST FLOOR

BEDROOM 1

5.05m x 3.58m (16'7" x 11'9")

Laminate wood floor. Front aspect. Spots. Mirrored slide robes.

BEDROOM 2

3.23m x 2.01m (10'7" x 6'7")

Laminate wood flooring. Rear aspect. Spotlights.

BATHROOM

2.18m x 2.03m (7'2" x 6'8")

Low flush WC. Tiled walls. Tiled floor. Pedestal wash hand basin with mixer taps. Panelled bath with mixer taps and shower attachment. Spotlights. Extractor fan. Pvc panelled walls.

OUTSIDE

Enclosed rear yard.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



For full EPC please contact the branch

