



Daphne Street,

**Offers in the region of £72,500**



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## Daphne Street, Belfast

### Offers in the region of £72,500

This mid terrace home is extremely well located just off the Donegall Road. Within close proximity to all day to day amenities including shops, City Hospital, bus and train halts not to forget the Lisburn Road with its hustle and bustle. The accommodation and location is ideally suited to the first time buyer, young professional and investor alike. In brief the accommodation comprises of separate living room, kitchen/casual dining area and bathroom to the ground floor whilst upstairs offers two double bedrooms. Externally this home benefits from an enclosed rear yard with oil tank and boiler. In need of sympathetic upgrading and priced accordingly we anticipate strong demand. Viewings through Reeds Rains Ormeau Road on 02890680420 or belfast@reedsrains.co.uk

#### PVC FRONT DOOR

#### INNER PORCH

Hardwood door to:-

#### LIVING ROOM

4.04m x 3.25m (13'3" x 10'8")

Brick fireplace with tiled hearth and sleeper mantle. Under stair storage. Front aspect.

#### KITCHEN

4.09m x 2.01m (13'5" x 6'7")

Range of high and low level units. Plumbed for washing machine. Stainless steel single drainer sink unit with mixer taps. Space for fridge/freezer. Space for free standing electric oven. Part tiled walls. Casual dining.

#### REAR HALLWAY

Pvc rear door.

#### BATHROOM

2.03m x 1.96m (6'8" x 6'5")

Low flush WC. Raised wash hand basin with mixer taps. Part tiled walls. Panelled bath with mixer taps and over head Triton electric shower. Extractor fan.

#### STAIRS TO:-

#### BEDROOM 1

4.14m x 3.18m (13'7" x 10'5")

Front aspect. Built in hotpress.

#### BEDROOM 2

4.14m x 2.13m (13'7" x 7'0")

Rear aspect.

#### FLOORED ROOFSpace

3.66m x 2.67m (12'0" x 8'9")

Accessed via fixed wooden ladder. Power and lighting. Radiator. Velux window. Storage eaves.

#### OUTSIDE

Enclosed rear yard. Pvc tank. Oil fired boiler.

#### HOUSE TO SELL?

Call our office to arrange a free no obligation sales appraisal.

#### MORTGAGE ADVICE?

Available in branch.

#### 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

