



Blackwood Street,

**Offers In Excess Of £149,950**



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## Blackwood Street, Belfast

### Offers In Excess Of £149,950

A superb mid terrace home set on a quiet street just off the bustling Ormeau Road. The property is ambling distance to many shops, cafes, pubs, restaurants and Ormeau Park. The accommodation is tidy and well presented throughout with three bedrooms on the first floor whilst the ground floor offers spacious open plan living/dining, bathroom and kitchen. Externally there is an easy to maintain front forecourt and a fully enclosed yard to the rear. Double glazing through and gas fired central heating add to the many features. The popular location will ensure the interest of first time buyers, professional couples or investors looking for that perfect investment! To arrange a viewing or for further information please contact Reeds Rains Ormeau Road on 02890 68040.

#### HARDWOOD FRONT DOOR

#### INNER PORCH

Glazed hardwood door to:-

#### LIVING ROOM / DINING AREA

4.78m x 3.78m (15'8" x 12'5")

Bay window. Laminate wood flooring.

#### INNER HALL

Cloaks area.

#### BATHROOM

2.24m x 1.65m (7'4" x 5'5")

Low flush WC. Pedestal wash hand basin with swan neck mixer taps. Panelled bath with mixer taps and over head shower attachment. Part tiled walls. Tiled floor. Extractor fan.



For full EPC please contact the branch

#### KITCHEN

4.09m x 2.44m (13'5" x 8'0")

Excellent range of high and low level units. Stainless steel 1.5 drainer sink unit with mono tap. Plumbed for washing machine. Built in electric oven. 4 ring hob. Over head stainless steel extractor hood. Part tiled walls. Space for fridge/freezer. Tiled floor. Gas boiler. Glazed hardwood rear door.

#### STAIRS TO:-

#### LARGE LANDING

Access to loft.

#### BEDROOM 1

3.81m x 3.05m (12'6" x 10'0")

Front aspect.

#### BEDROOM 2

2.90m x 2.29m (9'6" x 7'6")

Side aspect.

#### BEDROOM 3

3.07m x 2.29m (10'1" x 7'6")

Rear aspect. Built in storage cupboard.

#### OUTSIDE

Front forecourt. 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.

