

For Sale

Offers Over: £249,950

SimonBrien



225 Great Northern Street
Belfast
County Antrim
BT9 7FN

simonbrien.com



Rathdrum Cottages are a row of quaint terrace houses ideally positioned just off the Lisburn Road in South Belfast. Number 225 presents a unique opportunity to purchase a low maintenance terrace property filled with original features and charm. The location offers ease of access for the city commuter and is within striking distance of a range of local amenities including many popular restaurants and boutiques. The property lies within the catchment area to a range of the country's most prestigious schools.

Special Features & Services

- Well Presented Two Bedroom Terrace Property Ideally Located just off the Lisburn Road in South Belfast
- Conveniently Located Close to Belfast City Centre and Many Local Amenities
- Within Close Proximity to Belfast City Hospital
- Close to Excellent Schools, Parks and Belfast City Airport
- Walking Distance to Cranmore Park, Cranmore Playing Fields and the Malone Road
- Two Well Appointed Bedrooms
- Well Proportioned Living Room with Open Archway to the Kitchen Dining
- Shower Room in White Suite
- Fitted Kitchen with Range of Units and Appliances
- Enclosed and Covered Rear Courtyard Ideal for Entertaining
- Potential for Extension Subject to Usual Planning Consents
- Enclosed Front Patio Forecourt
- Fully Double Glazed
- Gas Fired Central Heating
- Partial UPVC Double Glazing
- Ideally Suited to the First Time Buyer, Young Professional and Investor Alike



Accommodation

Hardwood front door to

Lounge

13'8" x 13'4" (4.17m x 4.06m):

Laminate wood effect floor, low voltage spots

Kitchen with breakfast area

13'8" x 7'2" (4.17m x 2.18m):

Range of high and low level units, work surfaces, single drainer stainless steel sink unit with mixer tap, 4 ring gas hob with electric oven under and extractor fan over, plumbed for washing machine, part tiled walls, laminate wood effect floor, low voltage spots, open plan to

Dining Room

9'3" x 6'7" (2.82m x 2m):

Laminate wood effect floor, uPVC double glazed patio doors to rear, Velux windows

First Floor Landing

Access to roof space, low voltage spots

Bedroom

10'5" x 10'1" (3.18m x 3.07m):

Built in robe and storage, low voltage spots

Bedroom

10'6" x 7'8" (3.2m x 2.34m):

Velux window

Shower Room

White suite comprising low flush wc, vanity unit, fully tiled shower cubicle, tiled floor, part tiled walls, extractor fan, velux window, chrome heated towel rail

Outside

Front forecourt and enclosed rear yard



NEGOTIATOR

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MORTGAGE ADVICE

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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