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26 Ridgeway Street

Stranmillis
BT9 5FB

Offers Over £215,000

26 RIDGEWAY STREET, BT9 5FB

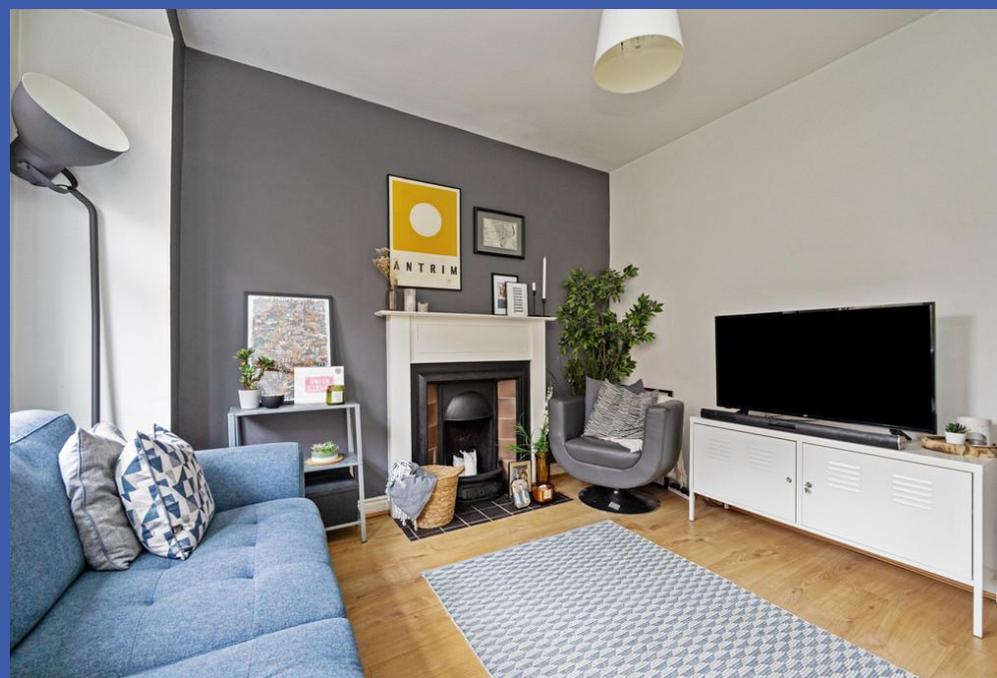
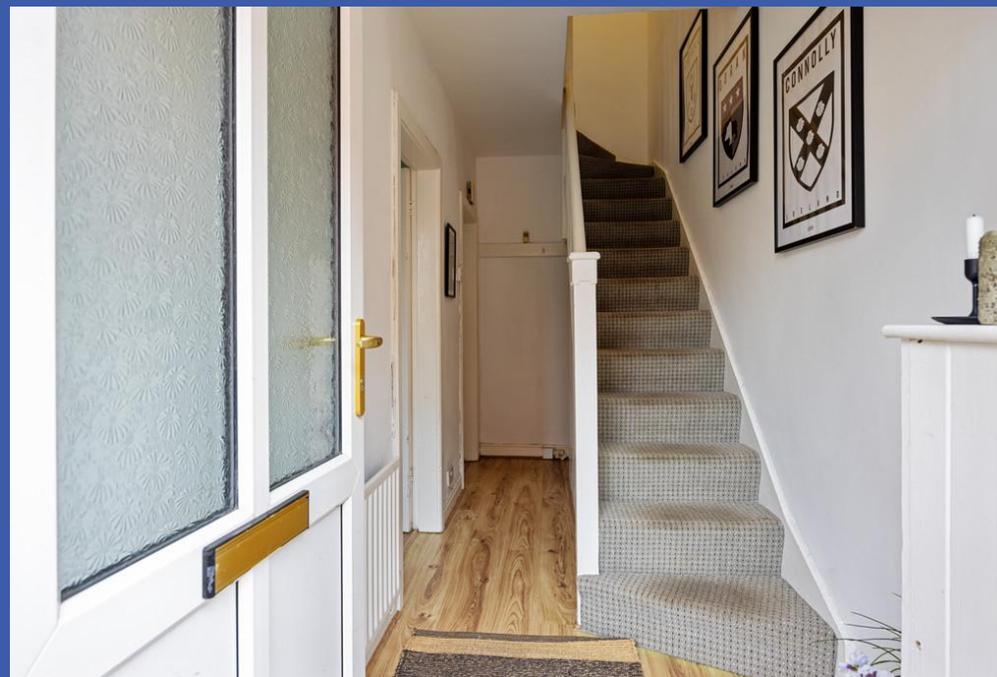
- Semi Detached Property in an Exceptionally Convenient Location
- Lounge and Separate Living Room
- Fitted Kitchen
- 2 Double Bedrooms (Originally 3 Bedrooms)
- Shower Room with White Suite
- Exceptionally Well Presented Throughout
- Gas Fired Central Heating / Double Glazed Windows
- Corner Site with Side Gardens in Lawns
- Close to Queens University & Botanic Gardens/Ideal for Owner Occupiers or Investors
- Convenient to a Wide Range of Amenities Including Shops, Restaurants and Public Transport

This superb, semi detached property is ideally located on a corner site in the heart of Stranmillis Village.

The property is exceptionally well presented by the current owners and offers well proportioned accommodation with a generous lounge, separate living room and kitchen on the ground floor.

Originally designed with three bedrooms the accommodation on the first floor has been altered to provide two double bedrooms and a shower room. In addition, the property benefits from gas central heating and double glazed windows.

Situated close to many local amenities in Stranmillis, including shops and public transport, as well as being convenient to Belfast City Centre and Queens University, this delightful property is ideal for either owner occupiers or investors and viewing is highly recommended.







PROPERTY COMPRISES

uPVC double glazed front door to entrance hall.

ENTRANCE HALL Laminate wood effect floor, under stairs storage and cloaks area.

LOUNGE 11' 4" x 10' 0" (3.45m x 3.05m) Laminate wood effect floor, attractive fireplace with tiled inset and hearth.

LIVING ROOM 15' 6" x 9' 6" (4.72m x 2.9m) (@ widest points) Laminate wood effect wood, attractive fireplace with tiled inset and hearth.

FITTED KITCHEN 11' 2" x 5' 10" (3.4m x 1.78m) Range of high and low level units, work surfaces, single drainer stainless steel sink unit with mixer tap, Belling 4 ring hob with electric over under and extractor fan over, plumbed for washing machine, integrated fridge, integrated freezer, uPVC double glazed door to rear.





FIRST FLOOR LANDING Access to roof space.

BEDROOM 1 13' 6" x 9' 9" (4.11m x 2.97m) (formerly 2 bedrooms) Cast iron fireplace, range of built in robes and storage.

BEDROOM 2 9' 5" x 9' 1" (2.87m x 2.77m) Cast iron fireplace with tiled hearth.

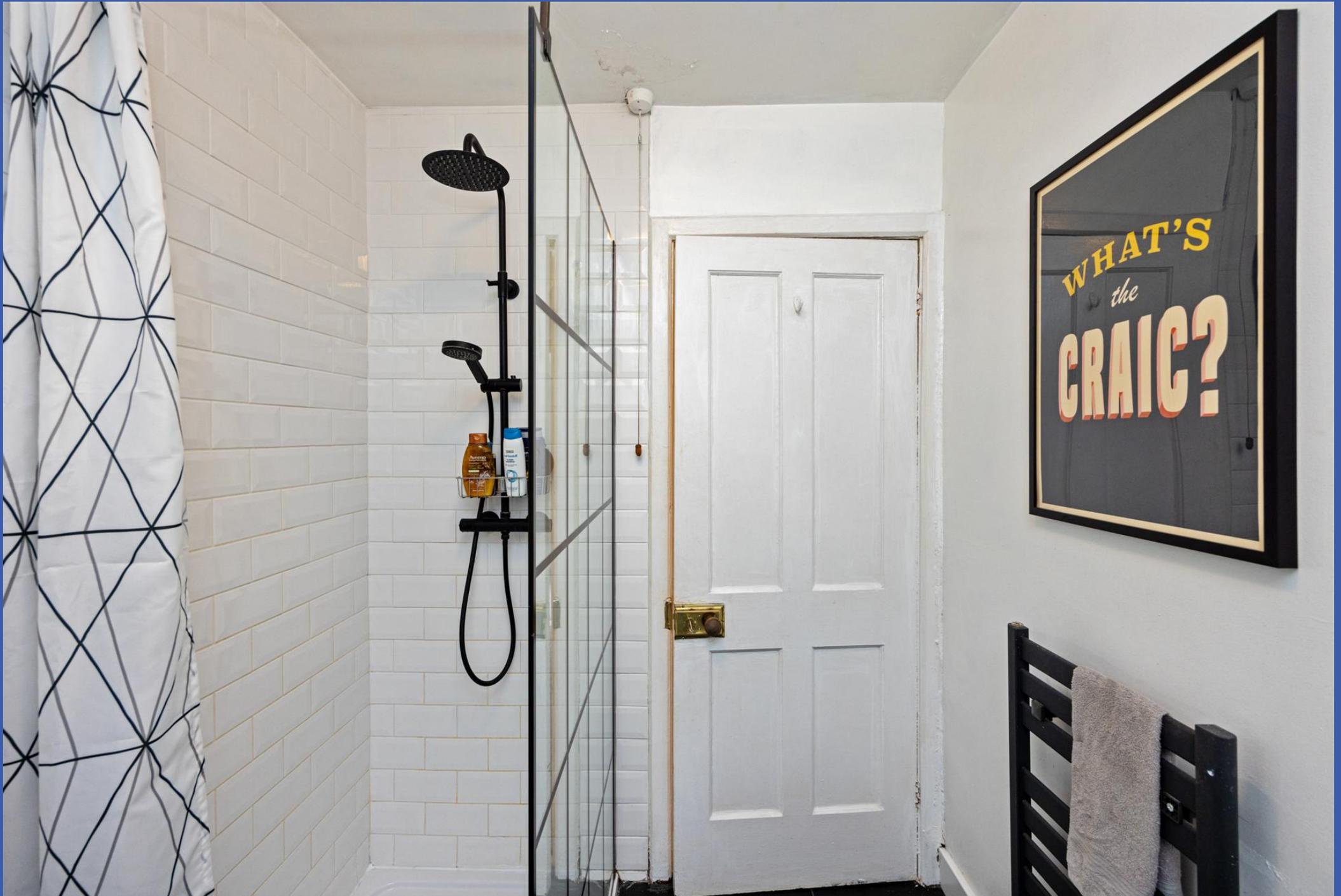
SHOWER ROOM White suite comprising of pedestal wash hand basin, low flush WC, fully tiled walk in shower cubicle with rainwater shower and feature black fittings, tiled floor, heated towel rail.

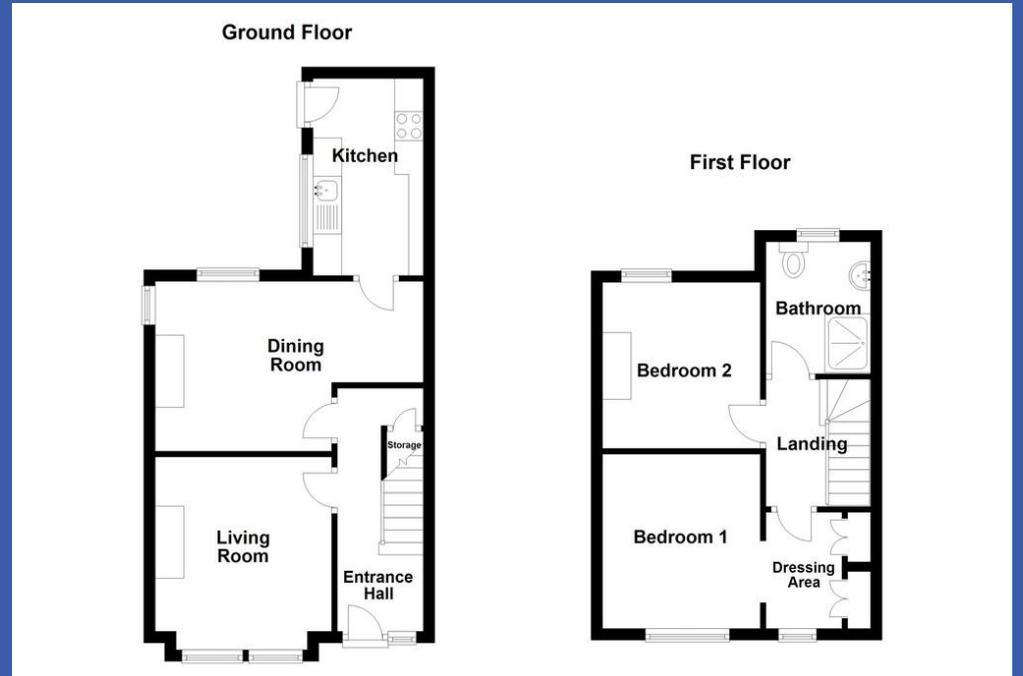
OUTSIDE Corner site, front, side and rear garden areas in lawns with boundary fence.

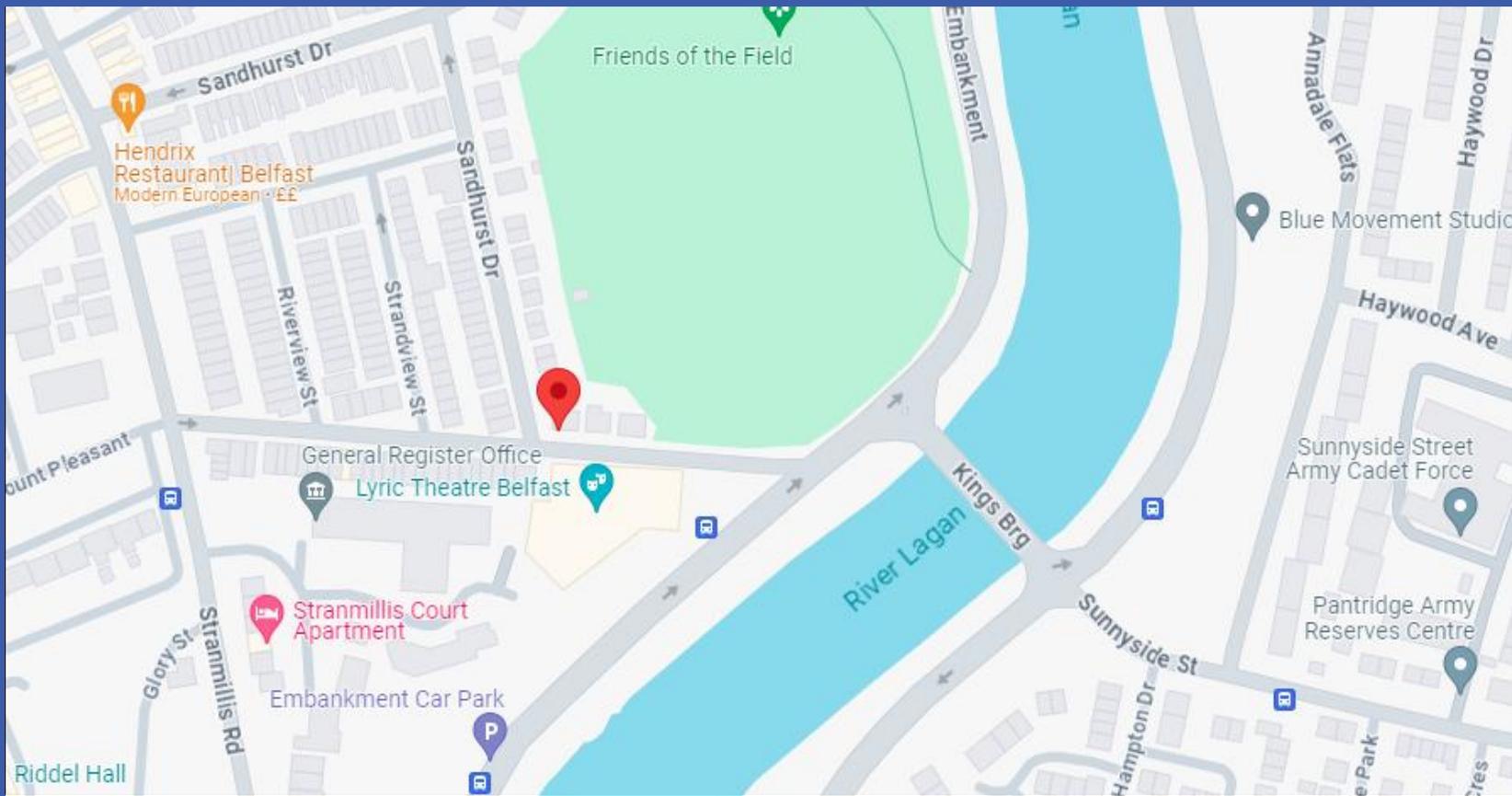












Directions:

Ridgeway Street is situated in Stranmillis Village

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	63 D
39-54	E		
21-38	F		
1-20	G		



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