



71 DELHI STREET, BELFAST, BT7 3AL

- A Most Impressive And Well Presented Period Townhouse Situated Within This Highly Desirable Tree Lined Avenue Off The Ormeau Road
- Prime Residential Location Close To Local Shops, Restaurants, Cafes, Botanic And Ormeau Parks, Lagside Walks And Easy Commuting To Belfast City Centre
- Entrance Hall With Original Tiled Floor And Plaster Cornice
- Lounge With Victorian Cast Iron Fireplace, Bay Window, Solid Oak Floor And Plaster Cornice
- Open Plan Dining Area With Solid Oak Floor And Open Plan To Glazed Dining Area And Kitchen
- Spacious Kitchen And Contemporary Glazed Dining Area With Double Doors To Small Patio
- Four Bedrooms / Luxury Bathroom With White Suite Plus Electric And Thermostatic Showers

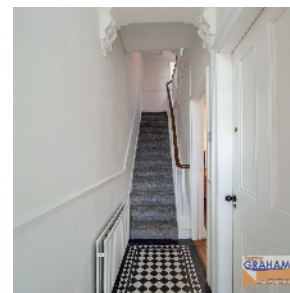
PRICE: OFFERS IN THE REGION OF £219,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D6I

REF:RM090622HG

- South Facing Front Garden With Wall And Gravel Bed
- Enclosed Small Yard/Patio To Rear With Westerly Aspect For Evening Sun
- Gas Fired Central Heating System With Combi Boiler
- PVC Double Glazed Windows



• A most outstanding example of these ever popular and well proportioned period homes. The property has been modernised and upgraded in recent years yet still retains some of its original features. We strongly recommend early viewing

ACCOMMODATION: Measurements are approximate

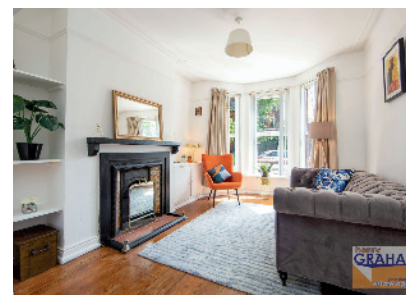
ENTRANCE HALL:

Panelled and glazed entrance door. Plaster cornice. Original tiled floor.

LOUNGE:

3.89m (12'9") x 3.30m (10'10")

Measurement taken into bay window. Cast iron and tiled fireplace and hearth. Solid oak floor. Plaster cornice. Picture rail. Open plan to dining area.



DINING AREA:

3.44m (11'3") x 3.15m (10'4")

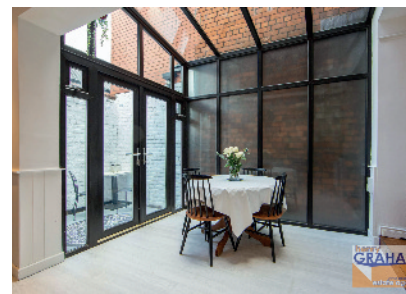
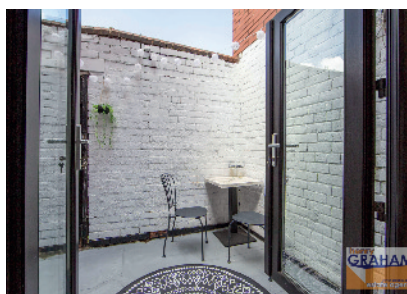
Brick alcove with tiled hearth. Solid oak floor. Picture rail. Storage downstairs. Feature leaded and stained glass steel window to kitchen.



SPACIOUS FITTED KITCHEN AND GLAZED DINING AREA:

4.22m (13'10") x 3.8m (12'6")

Measurements taken to widest points. Range of high and low level units. Round edge work surfaces. Inset single drainer stainless steel sink unit with mixer tap. Part tiled walls. Gas fired boiler. Plumbed for washing machine. Recessed spotlights. Feature glazed dining area with glass roof and double doors leading to enclosed rear yard/patio area.



FIRST FLOOR:

BEDROOM (1):

4.46m (14'8") x 3.23m (10'7")

Measurement to include hanging space and built in drawer unit. Plaster cornice.



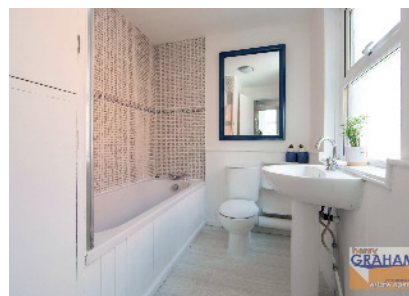
BEDROOM (2):

3.16m (10'4") x 2.56m (8'5")

Plaster cornice.

LUXURY BATHROOM WITH WHITE SUITE:

Panelled bath. Triton electric shower and Aqualisa power shower. Shower screen. Mixer taps. Pedestal wash hand basin with mixer tap. Close couple low flush wc. Mosaic wall tiling around bath. Hotpress.

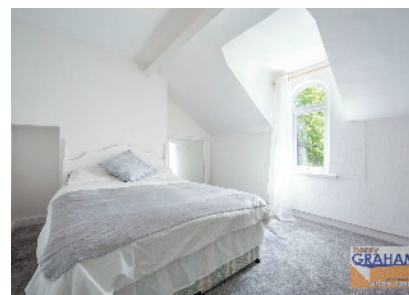


SECOND FLOOR: Access to small loft storage area.

BEDROOM (3):

4.46m (14'8") x 3.23m (10'7")

Measurement taken into sloping ceiling and to include built in robes with sliding mirror doors.



BEDROOM (4):

3.13m (10'3") x 2.56m (8'5")

Velux roof window.



OUTSIDE:

Front garden laid in gravel bed and paved path with wrought iron pedestrian gate. Enclosed rear yard/patio area. Small store.

TENURE:

We assume the tenure for this property is leasehold and we are advised no ground rent has been demanded, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

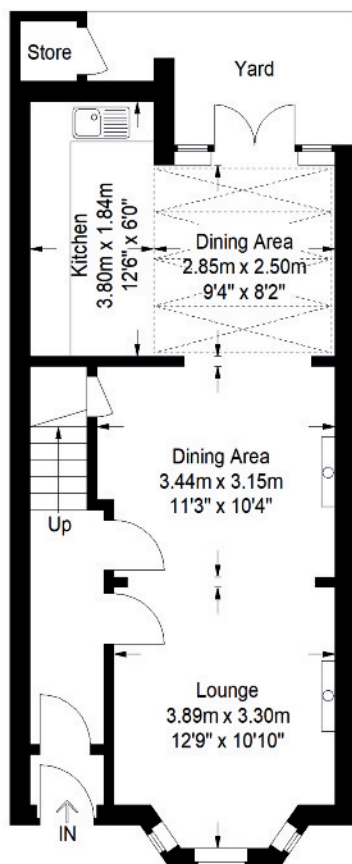
For period April 2022 to March 2023 £1098.36

DIRECTIONS:

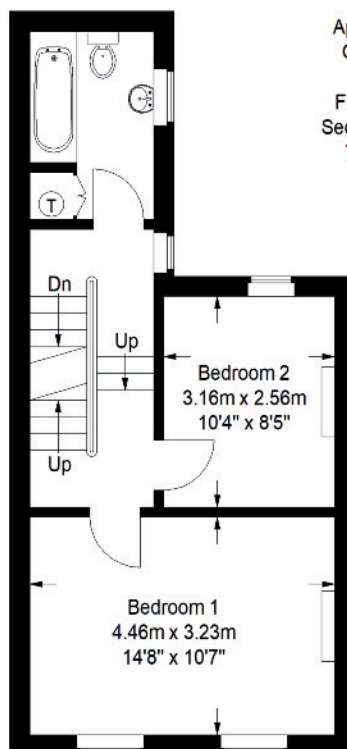
From Ormeau Road turn into Delhi Street, number 71 is on the right.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.

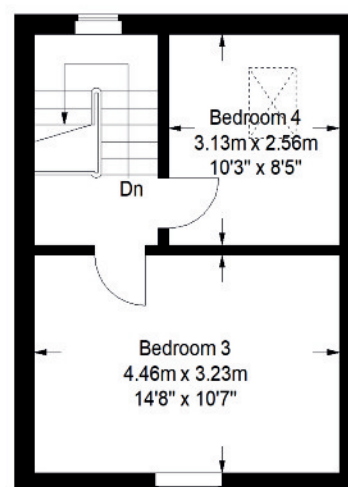




Ground Floor



First Floor



Second Floor

71 Delhi Street

Approximate Gross Internal Area
Ground Floor (Excluding Store)
46.8 sq m / 504 sq ft
First Floor = 37.1 sq m / 399 sq ft
Second Floor = 29.8 sq m / 321 sq ft
Total = 113.7 sq m / 1224 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID 867905)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	61 D
39-54	E		
21-38	F		
1-20	G		

VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

www.hgraham.co.uk

513 Ormeau Road, Belfast, BT7 3GU

T: 028 90640640

E: belfast@hgraham.co.uk

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.