



104 Imperial Street, Off Ravenhill Avenue, Belfast, BT6 8JP

Asking Price £114,950

This well maintained home at 104 Imperial Street is a red brick end terrace, located just off Ravenhill Avenue, and is a home that benefits from an single extension to the rear, offering well proportioned accommodation of 2 bedrooms, 1st floor shower room, spacious lounge, a modern fitted kitchen with dining area, extended utility room and a ground floor w/c . In addition the property also benefits from gas heating, and double glazed windows making this an excellent first time purchase and / or investment in an area where demand continues to out way supply. Many amenities are within a short distance and it also offers ease of access to the Ravenhill, Cregagh/Woodstock Roads that provide so much convenience as well as being a short distance from Belfast city centre, either on foot, vehicle or public transport.

- Mid terrace home
- Spacious lounge
- Utility room
- 1st floor shower room
- Double glazed windows
- Two good size bedrooms
- Modern kitchen / dining
- Ground floor w.c
- Gas heating
- Well maintained throughout

Energy Efficiency Rating		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			
EU Directive 2002/91/EC			

The accommodation comprises

Pvc double glazed front door leading to entrance hall.

Entrance hall

Laminate flooring.

Lounge 14'5 x 7'8 (4.39m x 2.34m)



Laminate flooring, under stairs storage.

Kitchen / dining 14'5 x 7'8 (4.39m x 2.34m)



Modern kitchen with a range of high and low level units, single drainer sink unit with mixer taps, extractor fan, 4 ring hob and under oven, fridge freezer space, recessed spotlights, open to dining area.

Utility area 7'8 x 4'9 (2.34m x 1.45m)



Work surfaces, plumbed for washing machine.

Cloaks 4'6 x 3'6 (1.37m x 1.07m)



Ground floor w.c, comprising low flush w.c, wash hand basin.

1st floor

Bedroom 1 14'5 x 9'8 (4.39m x 2.95m)



At widest points.

Bedroom 2 10'3 x 7'3 (3.12m x 2.21m)



Shower room 7'2 x 6'9 (2.18m x 2.06m)



Comprising corner shower cubicle with thermostatically controlled shower, wash hand basin with storage below, low flush w.c, extractor fan, recessed spotlights.

Outside

Enclosed rear yard

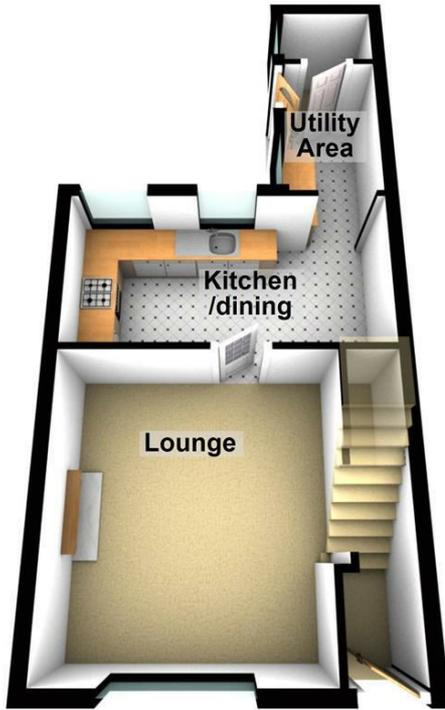


Please note

Photos are historical taken before a tenancy.

Floor Plan

Ground Floor

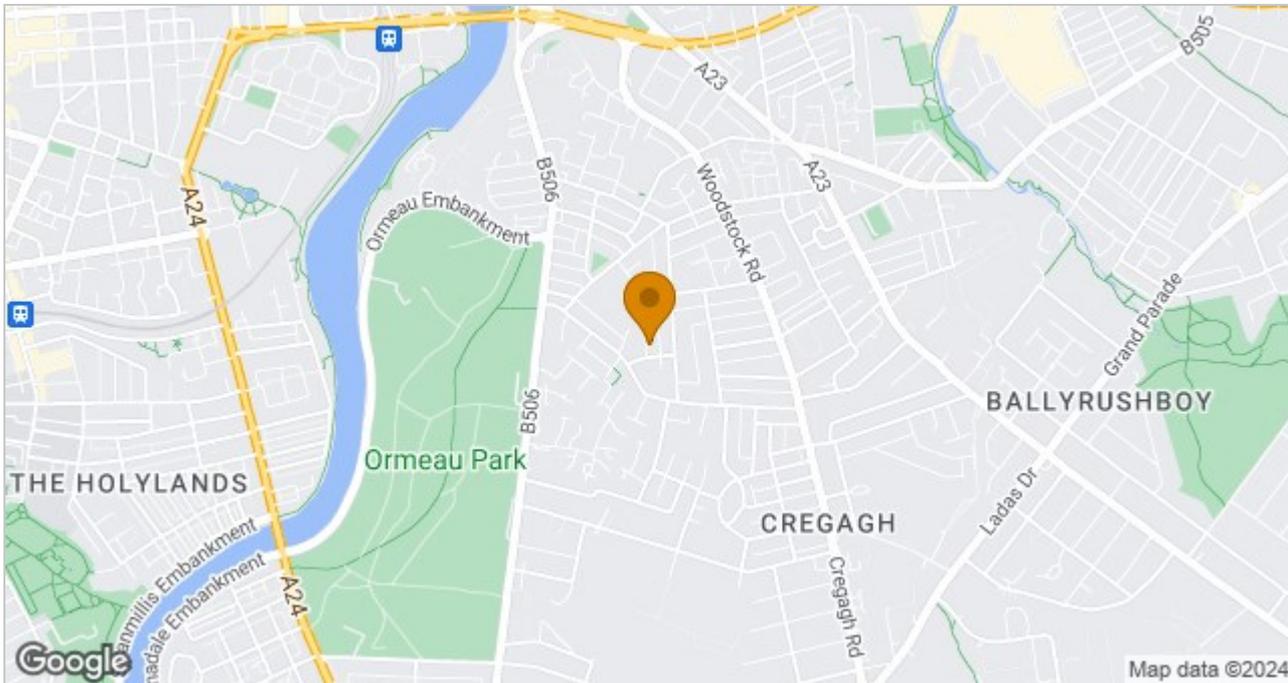


First Floor



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200
BALLYHACKAMORE
028 9047 1515
BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155
BANGOR
028 9127 1185
CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432
CAVEHILL
028 9072 9270
DOWNPATRICK
028 4461 4101

FORETSIDE
028 9064 1264
GLENGORMLEY
028 9083 3295
MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444
RENTAL DIVISION
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark