



## 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		
Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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)**



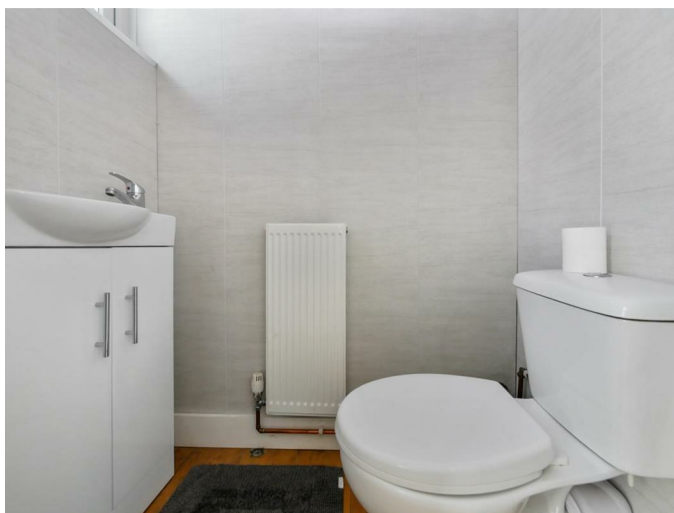
Modern kitchen with a range of high and low level units, single drainer sink unit with mixer taps, extractor fan, 4 ring hob and under oven, fridge freezer space, recessed spotlights, open to dining area.

### **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)**

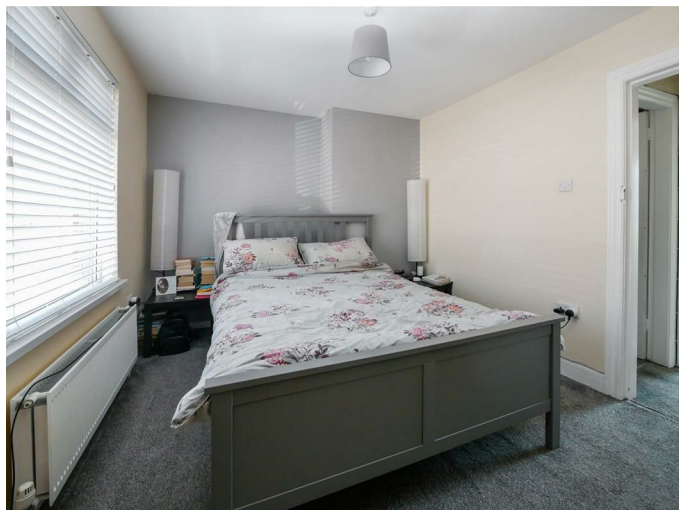


Ground floor w.c, comprising low flush w.c, wash hand basin.

### **1st floor**

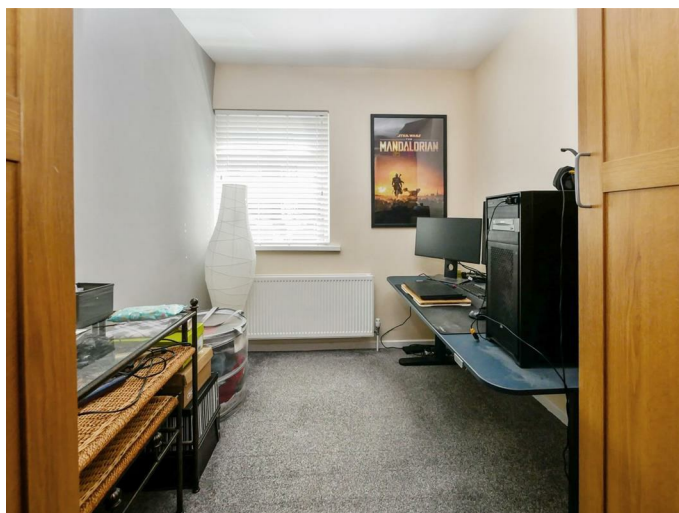


**Bedroom 1 14'5 x 9'8 (4.39m x 2.95m)**



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**

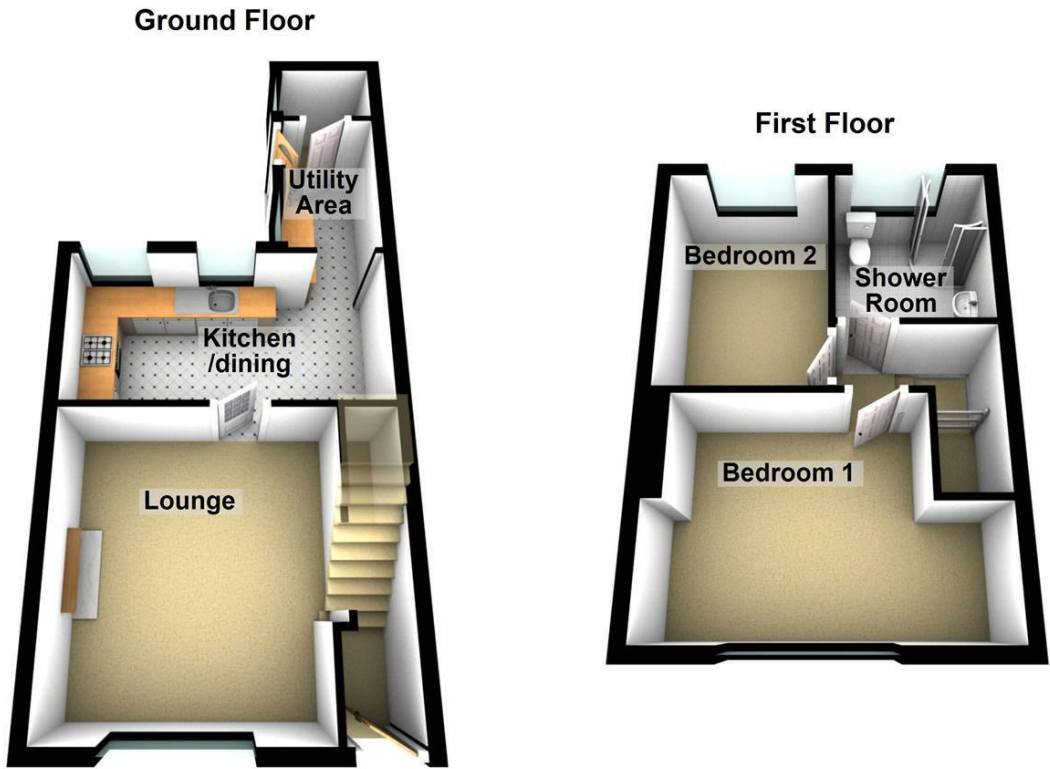
**Enclosed rear yard**



**Please note**

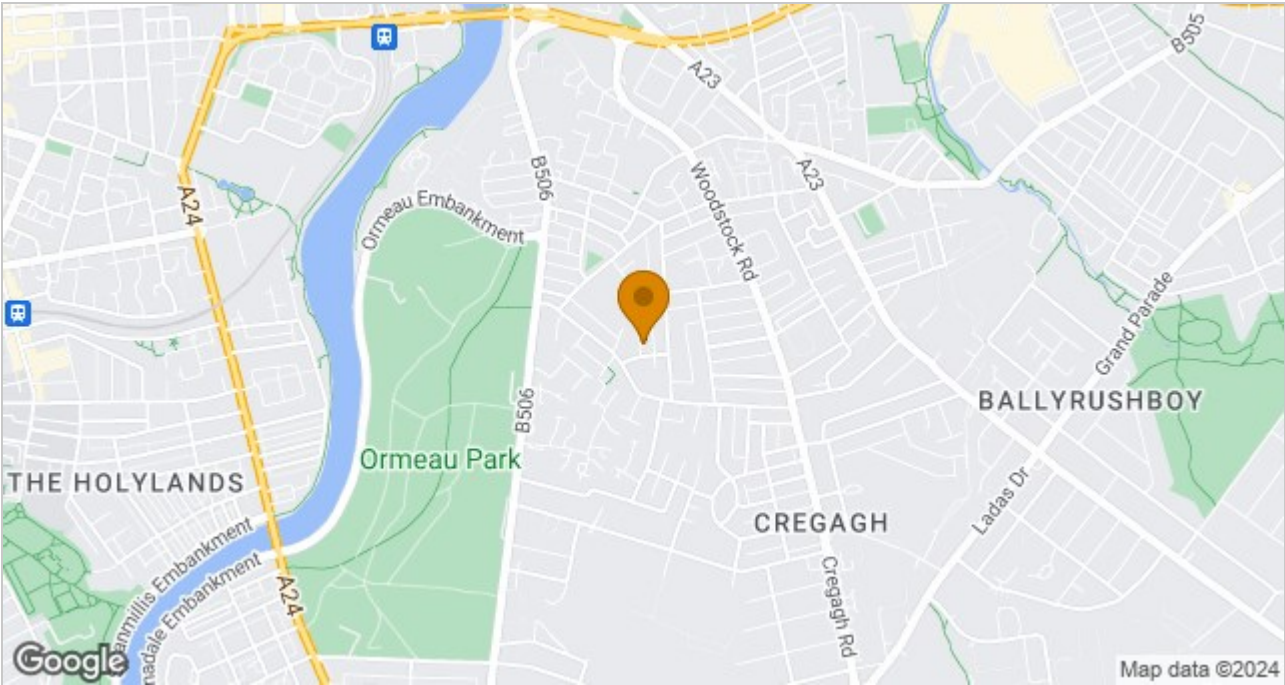
Photos are historical taken before a tenancy.

Floor Plan



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



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