



## 11 Carrington Street, Ravenhill Road, Belfast, BT6 8GF

**Asking Price £137,500**

Carrington Street is conveniently positioned just off the lower Ravenhill Road, offering residents so much convenience with an excellent array of shops, schools, parks and public transport links found on your doorstep. Access into Belfast city centre is also only a short distance away on foot, as is the Ormeau Road which is very popular for those who enjoy the vibrant atmosphere it brings with its selection of bars, cafés and open green areas. The property itself is a traditional red brick, mid-terrace home and comprises of two bedrooms, lounge open to dining area, extended kitchen and a shower suite on the first floor. In addition to this, the property is also serviced with gas central heating, double glazed windows and has been well maintained. Early viewing comes recommended!

- Mid terrace home
- Lounge open to dining area
- 1st floor shower suite
- Double glazed windows
- Close to the City centre and many amenities
- Two good size bedrooms
- Extended kitchen
- Gas central heating
- Covered rear yard area
- Ideal purchase for the 1st time buyer

Energy Efficiency Rating			
Very energy efficient - lower running costs		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		73	74
EU Directive 2002/91/EC			



### The accommodation comprises

Pvc double glazed front door leading to the entrance hall

### Entrance hall

Laminate flooring.

### Lounge / dining 20'4 x 9'2 (6.20m x 2.79m)



Laminate flooring, open to the dining area.

### Dining area



Laminate flooring, cloaks area.

### Kitchen 11'7 x 10'6 (3.53m x 3.20m)



Range of high and low level units, single drainer sink unit with mixer taps, work surfaces, part tiled walls, cooker space, plumbed for washing machine. recessed spotlights, roof window, laminate flooring.

### 1st floor

Landing, roof space access.

### Bedroom 1 12'4 x 10'4 (3.76m x 3.15m)



Laminate flooring,

**Bedroom 2 10'2 x 7'6 (3.10m x 2.29m)**



Laminate flooring.

**Shower room 7'7 x 5'3 (2.31m x 1.60m)**



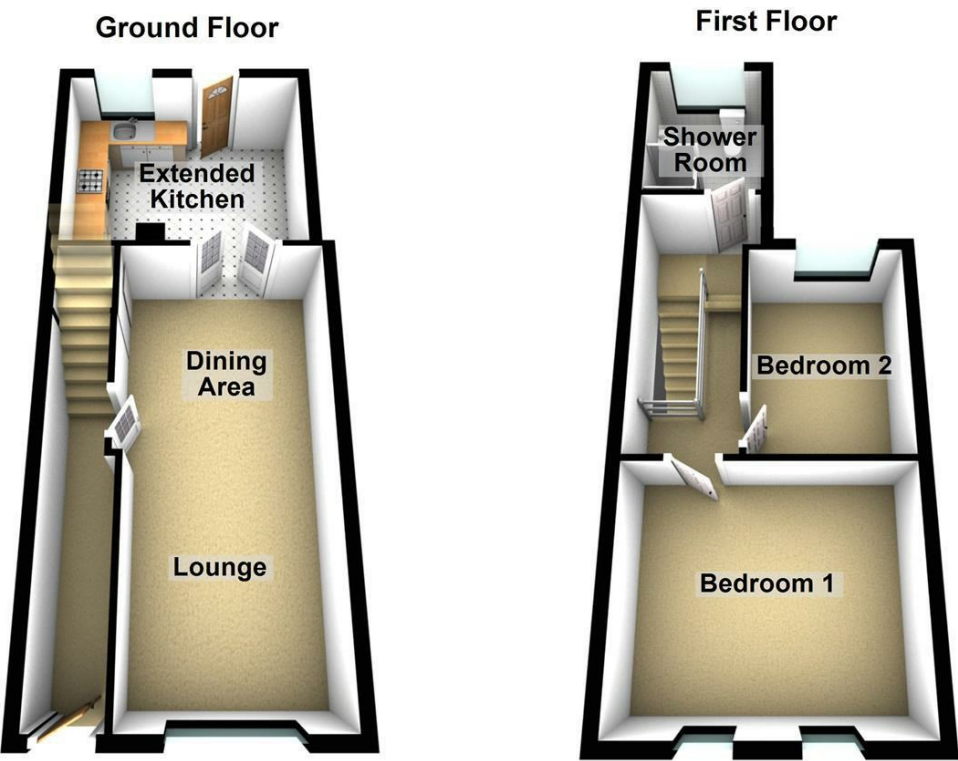
Comprising corner shower cubicle with chrome thermostatically controlled shower, low flush w/c. pedestal wash hand basin, extractor fan.

**Outside**

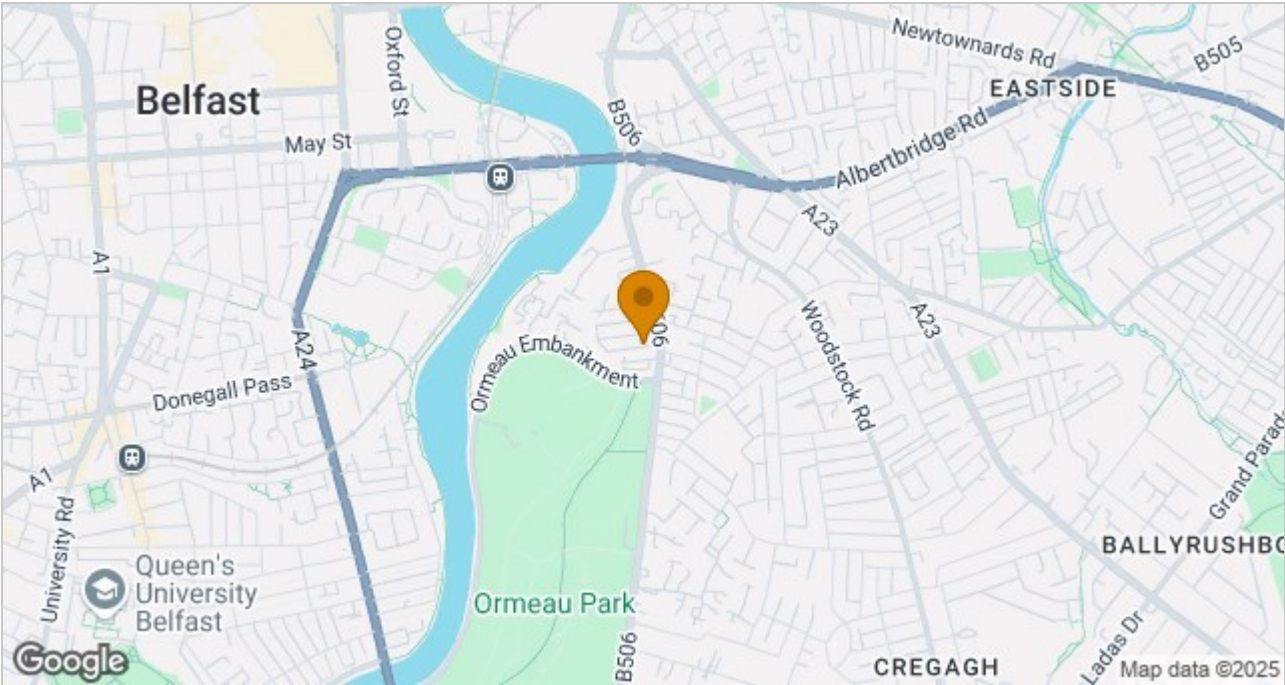
Enclosed covered rear yard.



Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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