



35 Eliza Street Close  
Belfast, BT7 2BS,  
Asking Price £175,000

Michael  
**Chandler**  
ESTATE AGENTS

A spacious mid terrace property located in close proximity to Belfast City Centre  
Well-presented and in excellent condition throughout  
Lovely living room with a bay window and a feature fireplace  
Excellent kitchen/diner with a good range of high & low level units  
Three well-proportioned bedrooms – one with built-in storage  
Modern bathroom with a white three piece suite and additional shower room  
Gas fired central heating & double glazed throughout  
Fully enclosed and low maintenance rear and front gardens  
Convenient location with walking distance to a superb range of amenities





## Market Value!

This is a great opportunity to purchase a spacious property with tenant in situ until June 2025 that offers a good rental yield or would make a superb first time buy for those who work in the city centre. With every amenity conceivable close by, from pubs and restaurants, to high street shops and gyms, all within walking distance this is sure to be a fun and convenient place to live. During the week the trip to work or university will be too easy, and the weekend party life will be plentiful!

Downstairs comprises of a spacious living room with a bay window and a feature fireplace and a fantastic kitchen/diner that benefits from excellent storage and plumbing for white goods. The first floor comprises two well-proportioned bedrooms and a modern bathroom with a three piece suite. The second floor comprises a double bedroom and a modern shower room.

The rear garden is private & enclosed & parking is available to the front & rear of the property.

Eliza Street Close is located just off Cromac Street and offers easy access to Belfast City Centre, the bustling Ormeau Road and to the motorway network. NB, the property is currently let until June 2025.

Your Next Move...

Thinking of selling, it would be a pleasure to offer you a FREE VALUATION of your property.

To arrange a viewing or for further information contact Michael Chandler Estate Agents on 02890 450 550 or email [ben@michael-chandler.co.uk](mailto:ben@michael-chandler.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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		72	75
		EU Directive 2002/91/EC	

# Michael Chandler

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## REQUEST A VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you!

For expert Mortgage & Insurance advice contact:

**Michael Chandler**  
MORTGAGE CHOICES  
236-238 Ormeau Road  
02890 450 550  
[michael-chandler.co.uk](http://michael-chandler.co.uk)