

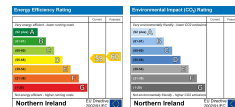


16 Rutherglen Street

Belfast, BT13 3LS

Offers in excess of

£80,000

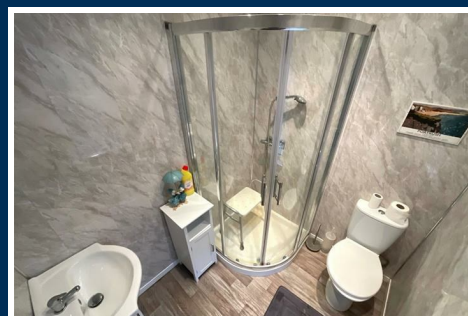




# 16 Rutherglen Street

, Belfast, BT13 3LS

Offers in excess of £80,000



CASH OFFERS ONLY! A keenly priced property in an area of high demand which is sure to appeal to investors in particular.

Internally the dwelling comprises vestibule entrance, hallway, open plan reception with dining space, galley kitchen, three piece bathroom suit and two bedrooms. Outside there is an enclosed yard to the rear.

The property further benefits from gas fired central heating and full uPVC double glazing.

Rutherglen Street is ideally situated close to many leading shops and amenities including Ballygomartin Tesco, Woodvale Park and Forthriver Primary School.

Public transport links with Belfast City are also second to none thanks to a bus stop just seconds from the front door!

Contact Rea Estates NOW for further details or to arrange an appointment to view!

## Ground Floor

### Vestibule Entrance

PVC front door with smoked glass inset, vinyl flooring, wooden internal door with glass insets leading to:

### Hallway

Wood laminate flooring, panelled radiator, stairs leading to first floor

### Living Room 21'5" x 10'3" (6.53m x 3.13m)

Dual aspect windows allowing for plenty of natural light, fireplace and surround with electric fire inset, wood laminate flooring, 2 double panelled radiators, under stair storage, enclosed gas and electricity meters, ample dining space

### Kitchen 15'8" x 5'7" (4.79m x 1.72m)

Fitted kitchen with both high and low level units and contrasting worktops, stainless steel sink and drainer with mixer taps, cooker space with extractor hood, plumbed for a washing machine, PVC clad walls and ceiling with recessed lighting, tiled flooring, panelled radiator, access to rear yard

## First Floor

### Landing

Access to roof space

### Bathroom

Classic three piece bathroom suite including low flush WC, wall mounted wash hand basin and free standing shower, vinyl flooring, PVC clad walls and ceiling with recessed lighting, heated towel rail

### Front Bedroom 10'5" x 12'3" (3.19m x 3.74m)

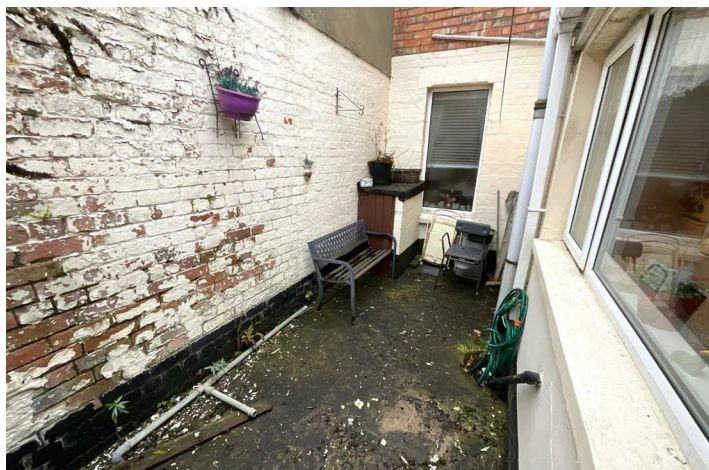
Enclosed storage cupboard housing gas boiler, wood laminate flooring, panelled radiator

### Rear Bedroom 10'4" x 8'0" (3.15m x 2.44m)

Wood laminate flooring, panelled radiator

## Outside

Enclosed rear yard with access to rear entry



Road Map



Hybrid Map



Terrain Map



Floor Plan

## VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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