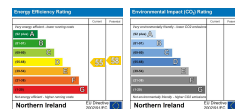




22 Upper Frank Street  
 Belfast, BT5 4NR

Offers in the region of  
 £100,000



# 22 Upper Frank Street

, Belfast, BT5 4NR

Offers in the region of £100,000



OPEN VIEWING - Wednesday 11th June, 10am - 10,30am

A keenly priced townhouse in a highly popular residential location which offers significant investment potential.

Internally the dwelling comprises of an entrance hallway, two receptions, fitted kitchen, classic white bathroom suite and two bedrooms. Outside there is an enclosed rear yard.

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

Upper Frank Street is conveniently located close to many leading shops, amenities and schools and is just a short walk from Belfast City Centre and the Glider Bus route.

Contact Rea Estates now for further details or to arrange an appointment to view.

## Ground Floor

### Vestibule Entrance

Hardwood front door, wood internal door leading to:

### Hallway

Panelled radiator, stairs leading to first floor

### Front Reception 9'10"o9'10" x 8'9" (3.03m x 2.68m)

Panelled radiator, enclosed gas and electricity meters

### Rear Reception 11'2" x 9'4" (3.42m x 2.87m)

Under stair storage, double panelled radiator

### Kitchen 12'11" x 5'11" (3.96m x 1.82m)

Fitted kitchen, plumbed for a washing machine, double panelled radiator, access to rear yard

## First Floor

### Landing

Access to roof space

### Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basin and panelled bath, double panelled radiator, enclosed storage cupboard housing gas boiler

### Front Bedroom 9'10"o9'10" x 12'8" (3.03m x 3.88m)

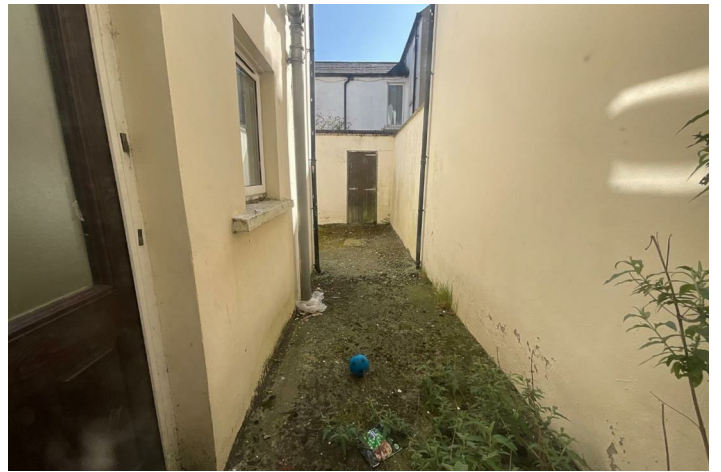
Panelled radiator

### Rear Bedroom 11'4" x 7'2" (3.47m x 2.19m)

Panelled radiator

## Outside

Enclosed yard with access to rear entry



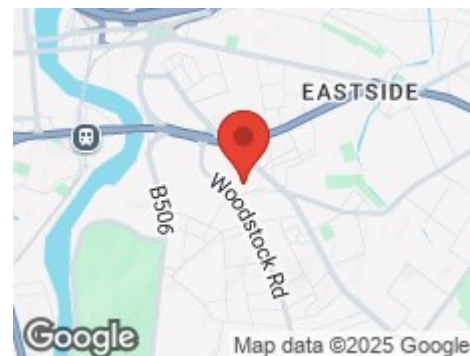
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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.