

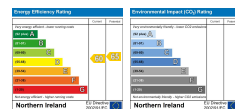


2 Delaware Street

Ravenhill Road, Belfast, BT6 8ET

Offers in the region of

£120,000



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**CASH OFFERS ONLY!! OPEN VIEWING -**  
Wednesday 11th June, 1.30pm - 2pm

A keenly priced property in a highly regarded residential location with obvious investment potential.

The dwelling comprises an entrance hall, open plan reception, fitted kitchen, three piece bathroom suite and three bedrooms laid out over the first and second floors. Outside there is an enclosed yard to the rear.

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

Delaware Street is conveniently located just off the ever-popular Ravenhill Road and is close to many leading shops and amenities including Ormeau Park, The OZone Complex, Lanyon Place Train Station and a host of independent retailers. Belfast City Centre is also just a short walk away.

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

## Ground Floor

### Entrance Hallway

Composite front door with smoked glass insets, wood laminate flooring, panelled radiator, stairs leading to first floor

### Living Room 22'4" x 9'11" (6.81m x 3.04m)

Dual aspect windows allowing for plenty of natural light, enclosed electricity meters, under stair storage, double panelled radiator, single panelled radiator, ample dining space

### Kitchen 14'4" x 6'0" (4.38m x 1.85m)

Fitted kitchen with high and low level units, tiled splash backs and contrasting worktops, stainless steel sink and drainer, cooker space with extractor hood, fridge freezer space, panelled radiator, plumbed for washing machine, access to rear yard

## First Floor

### Landing

Enclosed storage cupboard, panelled radiator, stairs leading to first floor

### Bathroom

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

### Bedroom 1 10'11" x 12'9" (3.35m x 3.90m)

Double panelled radiator

## Second Floor

### Landing

Access to roof space

### Bedroom 2 11'3" x 12'11" (3.44m x 3.94m)

Double panelled radiator

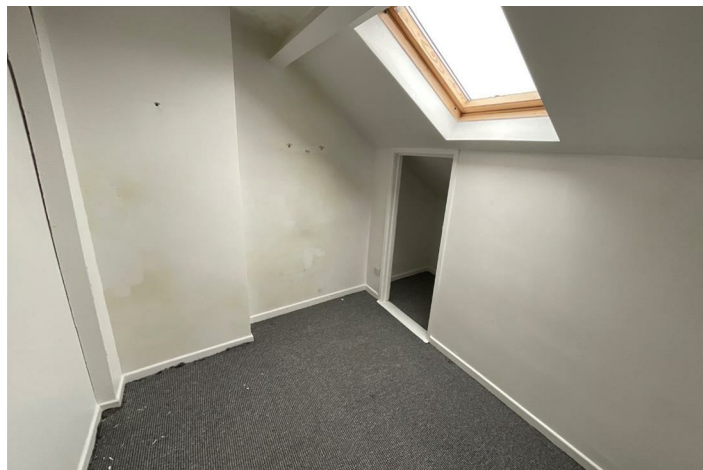
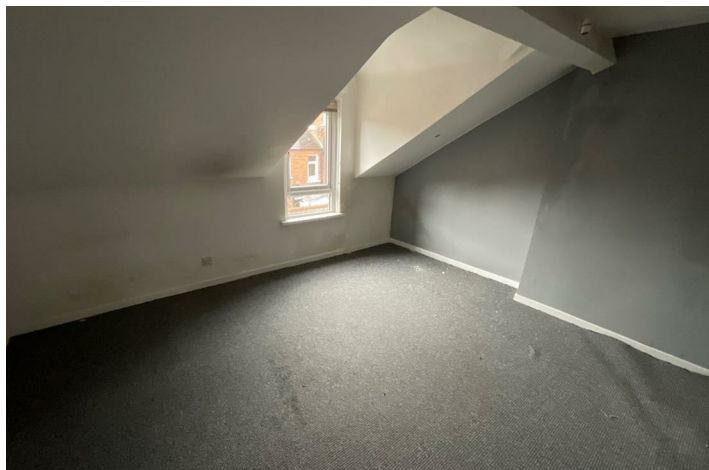


### Bedroom 3 10'11" x 8'8" (3.33m x 2.65m)

Eaves storage, velux window, 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

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