

3 Delaware Street, Belfast, BT6 8ET

Price: Offers over £165,000





McGuinness
Fleck

Luxury, Style and Finish In Quiet Yet Convenient Location

Price: Offers over £165,000

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This beautiful four bedroom mid-terrace family home is set in a quiet yet convenient location just off the Ravenhill Road. The property has been renovated to a high standard whilst retaining many original features, and leaves buyers nothing to do but drop their bags and move straight in.

The Delaware Street location is convenient to local schools, both primary and post-primary, Forestside Shopping Centre and Ormeau Park and Golf Club. With many local amenities close by, easy access to the motorway network and all the Ormeau Road has to offer just minutes away this home is likely to generate huge interest.

The property comprises; Entrance hall with feature floor tile, large light filled living/dining room, fantastic new kitchen and breakfast bar area, opening onto back garden. Upstairs the first floor has two good sized bedrooms with original cornicing and fireplace and beautifully renovated modern bathroom. On the second floor there are two further light filled bedrooms, or an optional home office.

Well Presented Mid Terrace Property

Four Bedrooms

uPVC Double Glazing

New gas heating system

Upgraded electrical system including mains wired smoke alarms, carbon monoxide detector and USB charging points.

Easy Access to the City Centre, Motorway Network, Central Train Station and City Airport



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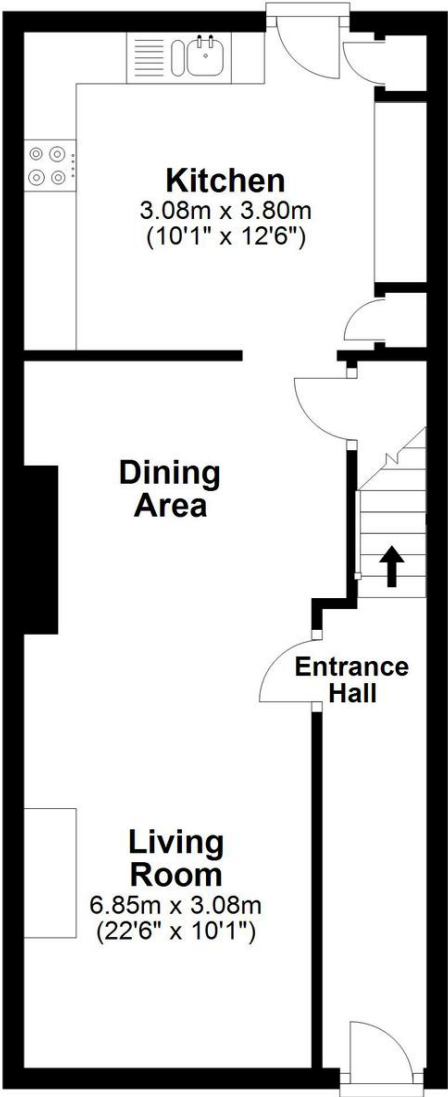


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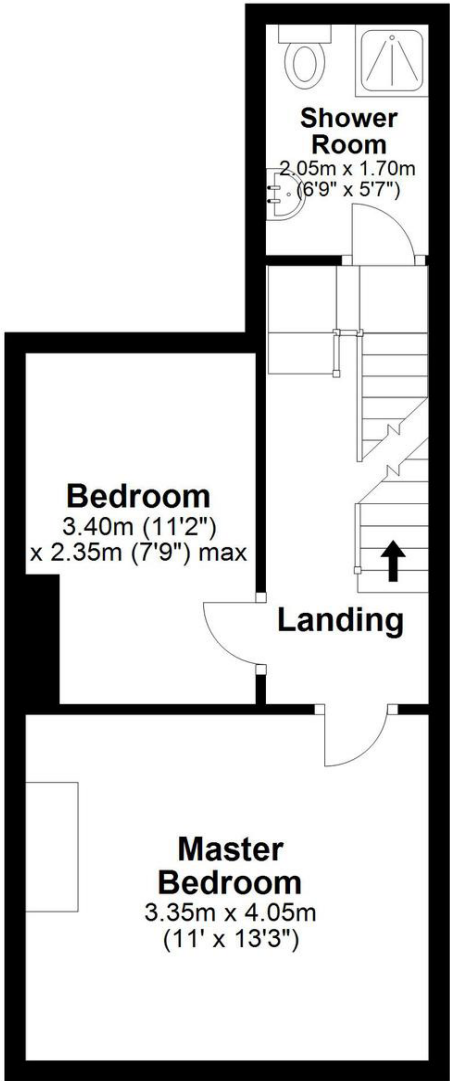
Ground Floor

Approx. 39.7 sq. metres (427.3 sq. feet)



First Floor

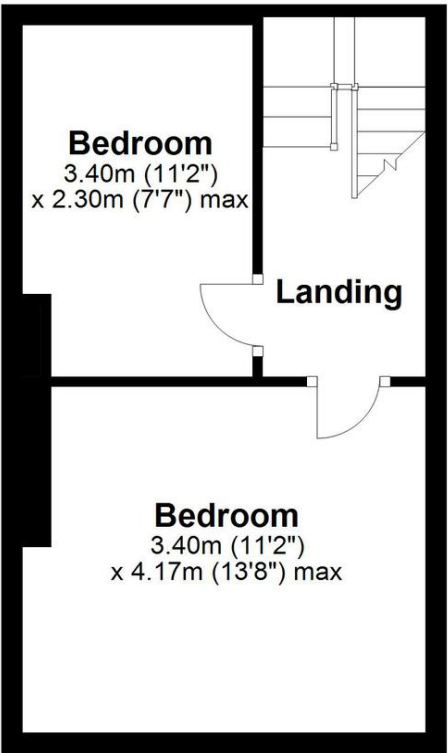
Approx. 32.3 sq. metres (347.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		49 E
21-38	F	31 F	
1-20	G		

Second Floor

Approx. 26.6 sq. metres (286.8 sq. feet)



Total area: approx. 98.6 sq. metres (1061.4 sq. feet)