

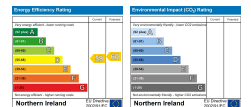


16 Rutherglen Street

Belfast, BT13 3LS

Offers in excess of

£80,000



16 Rutherglen Street

, Belfast, BT13 3LS

Offers in excess of £80,000



A keenly priced property in an area of high demand which is sure to appeal to investors, first-time buyers and smaller families alike.

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 cladded 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 cladded 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

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.