



45 Chadwick Street
Lisburn Road, Belfast
BT9 7FD

Offers Over £199,950

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- BEAUTIFULLY PRESENTED TERRACED HOME WITH UNIQUE FEATURES
 - PVC DOUBLE GLAZING / GAS FIRED CENTRAL HEATING
 - TWO EXCELLENT BEDROOMS
 - ENCLOSED REAR YARD
 - TWO RECEPTION ROOMS
 - AN IDEAL HOME FOR OWNER OCCUPIERS OR INVESTORS
 - MODERN KITCHEN WITH INTEGRATED APPLIANCES
 - READY TO MOVE INTO
 - CONTEMPORARY FIRST FLOOR BATHROOM
 - CONVENIENT LOCATION WITHIN WALKING DISTANCE TO THE CAFES, RESTAURANTS & SHOPS ALONG THE LISBURN ROAD

PROPERTY COMPRISES

Conveniently located off the Lisburn Road, close to many restaurants and boutiques, this attractive mid terrace property offers potential purchasers the opportunity to purchase in one of the most popular areas of South Belfast.

The property has recently undergone refurbishment with completely new plumbing, heating system, kitchen and bathroom and is an ideal opportunity to purchase a quality home that is ready to move into.

The loft and bedroom walls upstairs have been completely insulated to provide comfort and warmth. Carpet has been fitted throughout for a homely feel. Unique design features include floating shelves to window sills for extra display space and integrated new electric fireplace as a centrepiece.

The accommodation comprises two reception rooms, modern kitchen installed 3 years ago, two good sized bedrooms and contemporary bathroom also installed 3 years ago. New gas fired central heating and plumbing installed 3 years ago and PVC double glazing are further benefits.

With close proximity to the City Centre, main hospitals, an abundance of social and recreational amenities and excellent transport links, this area is proving extremely popular with first time buyers or investors seeking a lucrative rental income.

East Belfast Office
223a Upper Newtownards Road,
Belfast, BT4 3JD
028 9065 5060

South Belfast Office
485 Lisburn Road,
Belfast, BT9 7EZ
028 9066 1111

Bangor Office
69 High Street,
Bangor, BT20 5BD
028 9147 9797

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PROPERTY DETAILS AND DIMENSIONS

uPVC double glazed front door to entrance hall.

ENTRANCE HALL Tiled floor.

LIVING ROOM (POTENTIAL THIRD BEDROOM 11' 6" x 9' 10" (3.51m x 3m) Fitted carpet.

LOUNGE 10' 2" x 9' 10" (3.1m x 3m) Tiled floor, feature raised living flame electric fire.

KITCHEN 12' 6" x 6' 1" (3.81m x 1.85m) Excellent new range of high and low level units, work surfaces, 1.5 bowl single drainer stainless steel sink unit with mixer tap, four ring hob with electric oven under, extractor fan over, integrated dishwasher, integrated fridge and freezer, tiled floor, under stairs storage with plumbing for washing machine, door to rear.

FIRST FLOOR LANDING

BEDROOM 13' 8" x 9' 9" (4.17m x 2.97m) Fitted carpet.

BEDROOM 9' 8" x 8' 8" (2.95m x 2.64m) Fitted carpet.

BATHROOM White suite comprising tiled panelled bath with mixer tap and shower attachment, low flush WC, vanity unit with storage, fully tiled walls, tiled floor, chrome heated towel rail, panelled ceiling, cupboard with gas fired boiler.

OUTSIDE Enclosed rear yard with decorative loose stones, storage.

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