



Hampton ESTATES

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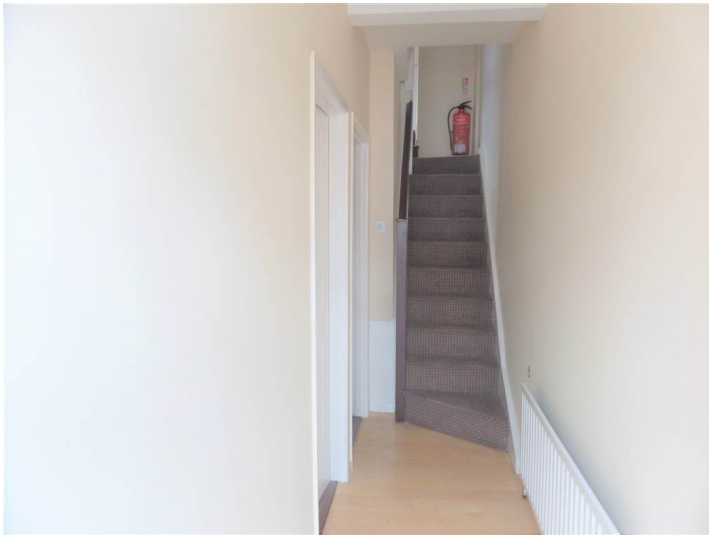
25 Damascus Street
Ormeau Road
Belfast, BT7 1QQ

Offers Around
£104,500



- Ideal Investment Property
- 3 Bed/ 1 Reception or 2 Bed/ 2 Reception
- Modern Shaker Style Fitted Kitchen with Integrated Appliances
- Modern White Shower Room with Electric Shower
- Oil Central Heating

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 62 |
| (39-54) E | | |
| (21-38) F | 21 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Northern Ireland | | |
| | | EU Directive 2002/91/EC |



Description

An Ideal Buy-to-Let Investment or the Perfect Property if you have Family attending University. This Property is centrally placed for Queens University and the surrounding amenities. The Ormeau Road, Stranmillis, Lisburn Road and Belfast City Centre are all very easily accessible from here.

The property is presented well and has a Modern Finish. The accommodation is Versatile and can be either 3 Bedroom/ 1 Reception or 2 Bedroom/ 2 Reception, a Modern-Fitted Shaker Style Kitchen to the Rear, with some Integrated Appliances. On the First Floor is a Modern Shower Room with Corner Shower Cubicle and Electric Shower

Ground Floor

ENTRANCE HALL:

Laminate Wooden Floor, Radiator, Staircase to First Floor

BEDROOM (3):

3.m x 2.7m (9' 10" x 8' 10")

/Reception (2). Single Glazed Window to Front, Laminate Wooden Floor, Radiator

LIVING ROOM:

3.m x 2.6m (9' 10" x 8' 6")

Single Glazed Window to Rear, Laminate Wooden Floor, Radiator, Storage Under Stairs

KITCHEN:

3.8m x 1.9m (12' 6" x 6' 3")

Single Glazed Window to Side, Door to Rear Yard, Tile Effect Vinyl Flooring, Shaker Style Fitted Kitchen with Single Drainer Sink Unit, Integrated Electric Oven, Integrated 4-Ring Hob, Space for Fridge Freezer, Space for Washing Machine, Part

Tiled Walls, Radiator

First Floor

LANDING:

Single Glazed Window to Side, Storage Cupboard

SHOWER ROOM:

2.7m x 1.8m (8' 10" x 5' 11")

Single Glazed Window to Side, Modern White Suite comprising Corner Shower Cubicle with Electric Shower, Pedestal Wash Hand Basin with Mixer Tap, Close Coupled W/C, Radiator, Extractor Fan



BEDROOM (2):

3.m x 2.4m (9' 10" x 7' 10")

Single Glazed Window to Rear, Radiator, Laminate Wooden Floor



BEDROOM (1):

3.8m x 3.m (12' 6" x 9' 10")

Single Glazed Window to Front, Radiator, Wood Effect Vinyl Flooring, Radiator

Outside

Enclosed Rear Yard with PVC Oil Tank and Boiler, Gate to Rear Entryway, Forecourt to Front





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