



40 Chadwick Street, Lisburn Road, Belfast, BT9 7FD

Price Guide £170,000

Located just off the Lisburn Road, this beautiful mid terrace home has been well looked after by its current owners with many original features in place. The excellent accommodation comprises open plan living / dining room, newly fitted contemporary kitchen, two spacious double bedrooms and modern first floor bathroom suite. Gas fired central heating and PVC double glazing are also in place. Within close proximity to a range of amenities including the vast array of shops and restaurants on the Lisburn Road, City Centre, Queens University and excellent transport links with Adelaide train station nearby, this property represents excellent value for money and will prove to be a worthwhile investment or an ideal home for the first time buyer.

- Beautifully Presented Mid Terrace Property
- Open Plan Living / Dining Room
- Enclosed Rear Yard
- Ideal First Time Buy Or Investment
- Two Excellent Double Bedrooms
- Newly Fitted Contemporary Kitchen
- Gas Fired Central Heating / PVC Double Glazing
- Modern White Bathroom Suite

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| (92-100) A | Very energy efficient - lower running costs | | |
| (81-91) B | | | |
| (69-80) C | | 70 | 73 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | Not energy efficient - higher running costs | | |

Northern Ireland EU Directive 2002/91/EC

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

ENTRANCE

Hardwood front door.

RECEPTION HALL



Original tiled flooring.

LIVING 12'0 x 9'2 (3.66m x 2.79m)



Bay window. Laminate wood flooring. Shelving.

DINING 10'9 x 9'2 (3.28m x 2.79m)



Laminate wood flooring.

KITCHEN 16'8 x 7'5 (5.08m x 2.26m)



Excellent range of high and low level gloss units, plumbed for washing machine & dishwasher, single drainer stainless steel sink unit with mixer tap, part tiled walls.

ON THE FIRST FLOOR



BEDROOM ONE 13'3 x 10'8 (4.04m x 3.25m)



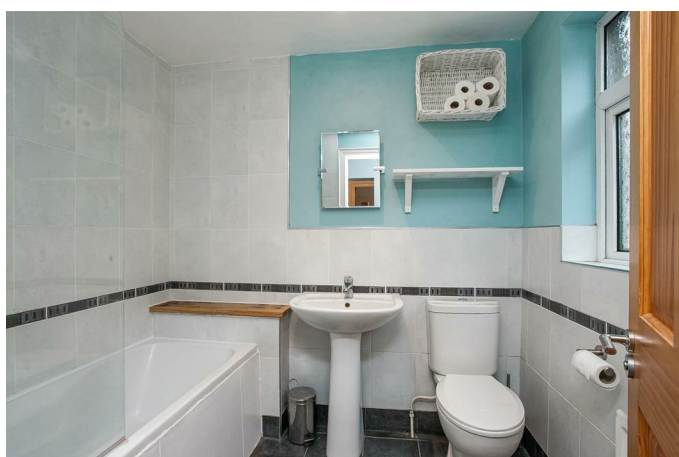
Solid wood flooring. Shelving. Access to floored attic, accessible via slingsby ladder providing excellent storage.

BEDROOM TWO 10'4 x 8'1 (3.15m x 2.46m)



Solid wood flooring.

BATHROOM



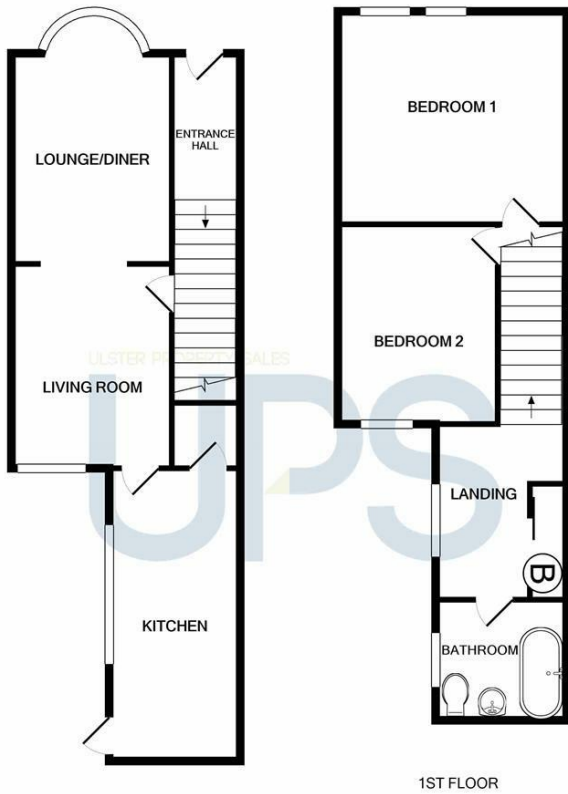
White suite comprising low flush W.C, pedestal wash hand basin, panel bath, part tiled walls, ceramic tiled floor.

OUTSIDE



Enclosed south facing rear yard.

Floor Plan



GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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