

simon**BRIEN**
RESIDENTIAL

81 Chadwick Street,
Belfast, BT9 7FD



Offers Around £190,000

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KEY FEATURES

- Well Presented Two Bedroom End Terrace Property Ideally Located just off the Lisburn Road in South Belfast
- Recently Refurbished Throughout with DPC, Rewire, Fully Replumbed, Upgraded Insulation to External Walls, New Kitchen and New Bathroom
- New Mains Alarm System with Battery Backup
- Conveniently Located Close to Belfast City Centre and Many Local Amenities
- Within Close Proximity to Belfast City Hospital and Queens University
- Close to Excellent Schools, Parks and Belfast City Airport
- Walking Distance to Cranmore Park, Cranmore Playing Fields and Adelaide Train Station
- Newly Fitted Composite Front Door with Triple Glazing
- Two Well Appointed Double Bedrooms
- Open Plan Living Dining Room with Dual Aspect and Ample Space for Casual Dining
- Generous Under Stairs Storage
- Fitted Kitchen with Range of Units and Storage
- Spacious Modern Newly Fitted Bathroom with Luxurious White Suite
- Enclosed Private Rear Courtyard Ideal for Outdoor Entertaining
- Gas Fired Central Heating with Hive Heating System
- UPVC Double Glazing Throughout
- Fibre Broadband Available
- Ideally Suited to the First Time Buyer, Young Professional and Investor Alike
- Early Viewing Highly Recommended

DESCRIPTION

81 Chadwick Street presents a unique opportunity to purchase a low maintenance end terrace property which has been extensively renovated throughout. Ideally positioned just off the Lisburn Road, the location offers ease of access for the city commuter and is within walking distance to the City Hospital, Queens University and a range of local leading schools, coffee shops, bars and eateries.

In short the property comprises of: reception hall with triple glazed composite front door, living room with archway leading to a kitchen diner, fitted kitchen with range of units and space for casual dining, two well-proportioned bedrooms and a family bathroom with white suite.

The property further benefits from UPVC double glazing throughout, gas fired central heating with Hive system, and an excellent enclosed private rear courtyard ideal for outdoor entertaining.

With nothing left to do but simply move in and providing generously proportioned rooms this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL:

uPVC composite front door with frosted glass insets and frosted glass top light into reception hall with laminate effect flooring, low voltage recessed spotlighting



LIVING/DINING ROOM:

23' 0" x 12' 0" (7.01m x 3.66m)

Dual aspect to front and rear, laminate effect wooden flooring, low voltage recessed spotlighting, ample space for casual dining, understairs storage cupboard with light,



KITCHEN:

Bespoke fitted kitchen with range of high and low level units, laminate effect worktops and upstand, 4 ring touch screen hob with built in extractor fan and oven and grill, stainless steel sink with side drainer and chrome tap, built in fridge freezer, polished tiled floor, uPVC double glazed access door to garden, frosted glass picture window



BATHROOM:

White suite comprising, low flush WC with push button, floating wash hand basin with jack and jill mixer taps and built in vanity unit, fully tiled walls, tiled floor, matte grey heated towel rail, walk in shower with thermostatic control valve, telephone attachment and rainfall headset, low voltage recessed spotlighting, hotpress with access to gas boiler and additional built in storage



BEDROOM (1):

14' 0" x 10' 0" (4.27m x 3.05m)

Outlook to front, cornice ceiling



UTILITY AREA:

Plumbed for washing machine and tumble dryer with power

FIRST FLOOR

LANDING:

Picture window, ceiling rose, access hatch to roofspace



BEDROOM (2):
10' 2" x 9' 5" (3.1m x 2.87m)

Outlook to rear

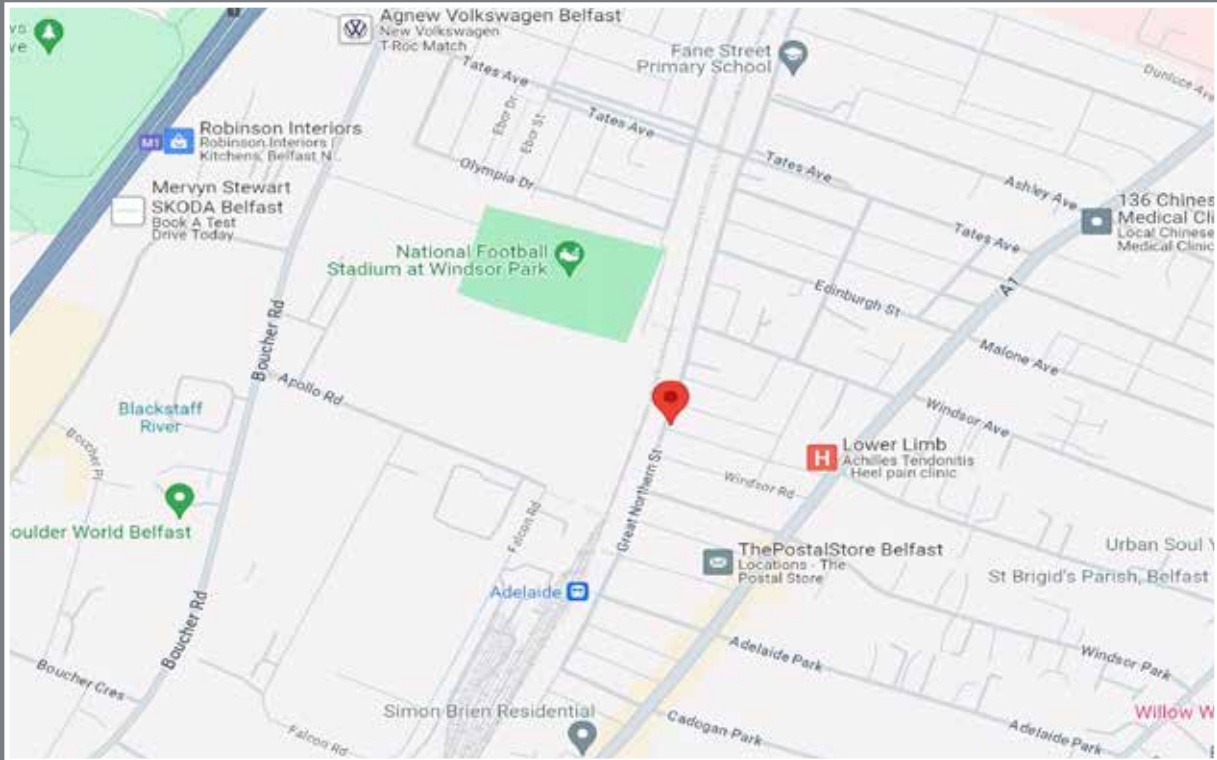


OUTSIDE

Enclosed private rear courtyard, composite decking and access gate to rear for bins



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



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