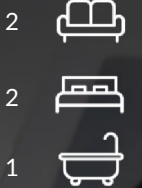




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## A Perfect Setting!

Nestled in the appealing Cregagh neighbourhood of East Belfast, this two-bedroom semi detached home presents a remarkable opportunity for buyers looking to imprint their style on a property teeming with potential. Offered at a competitive price point, this residence is an ideal prospect for those eager to undertake a personalised renovation project or craft a delightful family home.

Please note a structural survey has been carried out for the crack at the rear door, this is due to the close by tree and has remedial works have been quoted at estimated £10k, the report is available on request from our office.

Downstairs comprises of an entrance hall with space for under stair storage, a generous lounge with a feature fireplace and open plan dining and a generous kitchen. The ground floor further benefits from a potential utility space and a downstairs WC. Upstairs are two double bedrooms and a four piece family bathroom suite. While currently presenting a basic layout, the first floor holds tremendous potential for expansion, subject to the relevant permissions.

The outside space is equally impressive, featuring beautiful gardens surrounded by mature trees offering privacy and tranquillity—an ideal setting for both relaxation and hosting gatherings. The property further benefits from off street parking and gas fired central heating.

The Cregagh area is a very convenient location with an excellent range of schools and local amenities on your doorstep. Belfast City is easily accessed and there is an abundance of local transport on your doorstep.

## Your Next Move...

Thinking of selling, it would be a pleasure to offer you a FREE VALUATION of your property.

To arrange a viewing or for further information contact Michael Chandler Estate Agents on 02890 450 550 or email [property@michael-chandler.co.uk](mailto:property@michael-chandler.co.uk).



**Mortgage advice is available from our in-house Mortgage Advisor, you can find out how much you can borrow within minutes!**

## REQUEST VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property to you!

513 Ormeau Road, Belfast, BT7 3GU

**02890 450 550**

[property@michael-chandler.co.uk](mailto:property@michael-chandler.co.uk)

[michael-chandler.co.uk](http://michael-chandler.co.uk)

Michael  
**Chandler**  
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