



75 Rockview Street, Belfast, BT12 6JR

Price Guide £110,000

Beautifully presented by its current owner this excellent mid-terrace property offers value for money especially for both first time buyers and investors. Bright and spacious throughout the accommodation comprises two good sized bedrooms, two receptions, modern fitted kitchen and first floor shower suite. Further benefits include PVC double glazed windows and gas fired central heating. Located close to City & Royal Hospitals and the City Centre, this property should be popular with landlords seeking a prosperous rental investment. The property is in good internal condition and is ready for occupation, therefore early viewing is recommended.

- Excellent Mid-Terrace Property
- Modern Fitted Kitchen
- First Floor Shower Suite
- Gas Fired Central Heating
- Convenient Location
- Two Receptions
- Two Good Sized Bedrooms
- PVC Double Glazed Windows
- Enclosed Yard To Rear With Storage
- Ideal First Time Buy / Investment Opportunity

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		66	67
(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 HALLWAY**



PVC Front Door. Laminate flooring

LIVING ROOM 13'1" x 9'6" (4.0 x 2.9)



Laminate floor. Open fire

MODERN KITCHEN 9'10" x 6'2" (3.0 x 1.9)



Range of high and low level units, plumbed for washing machine, integrated 4 ring electric hob and oven, extractor fan, stainless steel sink unit with drainer and part tiled walls and tiled floor.

STUDY / BEDROOM 9'2" x 5'6" (2.8 x 1.7)



Tiled floor. Access to rear yard.

ON THE FIRST FLOOR

LANDING



Built in storage. Gas boiler and loft access.

BEDROOM ONE 12'9" x 9'10".0"0" (3.9 x 3.0)



BEDROOM TWO 9'10" x 7'6" (3.0 x 2.3)



SHOWER SUITE 5'10" x 5'6" (1.8 x 1.7)



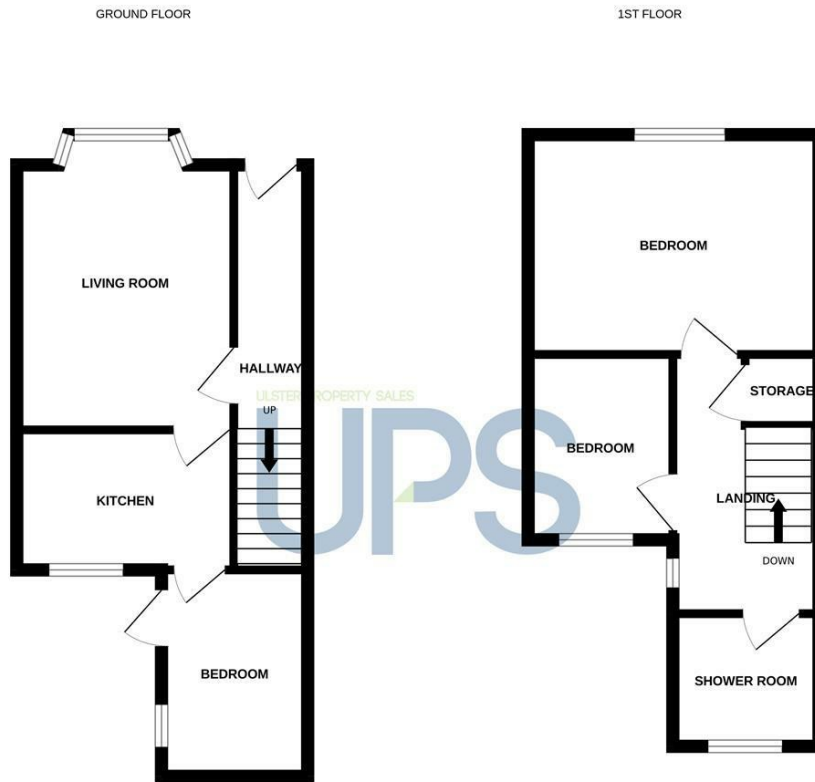
White suite comprising low flush w.c, basin with built in vanity unit, electric shower and full pvc cladded walls.

OUTSIDE



Outside tap and storage shed.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. Made with Metropex ©2024

Area Map



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