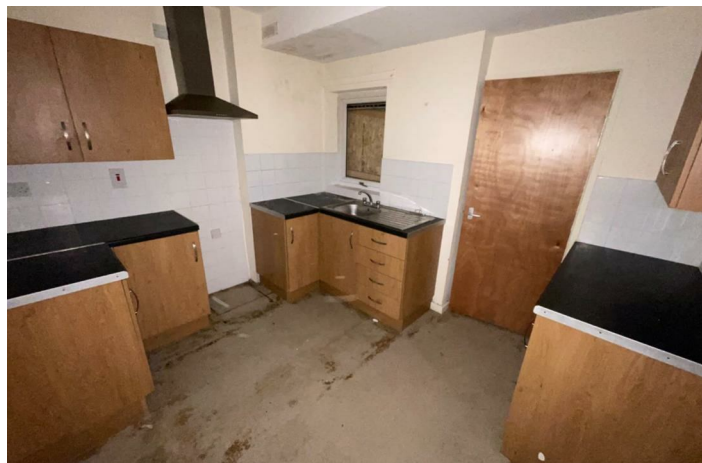
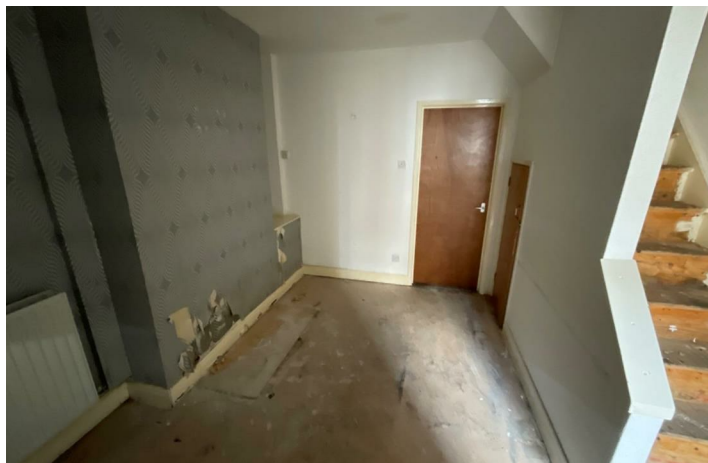
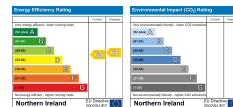




17 Acton Street  
Belfast, BT13 3GU

Offers in the region of  
**£72,500**



# 17 Acton Street

, Belfast, BT13 3GU

Offers in the region of £72,500



A mid terrace property in an area of high demand which has obvious investment potential as a rental or possible flip project.

Internally the dwelling comprises a bright reception, fitted kitchen with dining area, downstairs bathroom suite and two well proportioned bedrooms. Outside there is an enclosed rear yard.

The property further benefits from gas fired central heating and uPVC double glazing.

Acton Street is conveniently located between the ever-popular Crumlin and Shankill Road's and is close to many leading shops and amenities including Lidl, Iceland and a wealth of independent retailers. It also shares excellent transport links with Belfast City Centre.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

## Ground Floor

### Entrance Hall

Composite front door, panelled radiator, wooden internal door with glass inset leading to:

### Living Room 11'4" x 12'11" (3.46m x 3.95m)

Under stair storage, double panelled radiator, enclosed gas and electricity meters, stairs leading to first floor

### Kitchen 9'6" x 11'3" (2.91m x 3.45m)

Fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless steel sink and drainer with mixer taps, cooker space with extractor hood, double panelled radiator, dining space, leading to:

### Back Hall

Enclosed storage cupboard, tiled flooring, access to rear yard

### Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basin and panelled bath, tiled flooring, panelled radiator

### First Floor

### Landing

Access to roof space

### Front Bedroom 10'2" x 11'5" (3.12m x 3.48m)

Enclosed storage cupboard housing gas boiler, double panelled radiator

### Rear Bedroom 6'9" x 11'4" (2.07m x 3.47m)

Double panelled radiator

### Outside

Enclosed rear yard with access to rear entry



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.