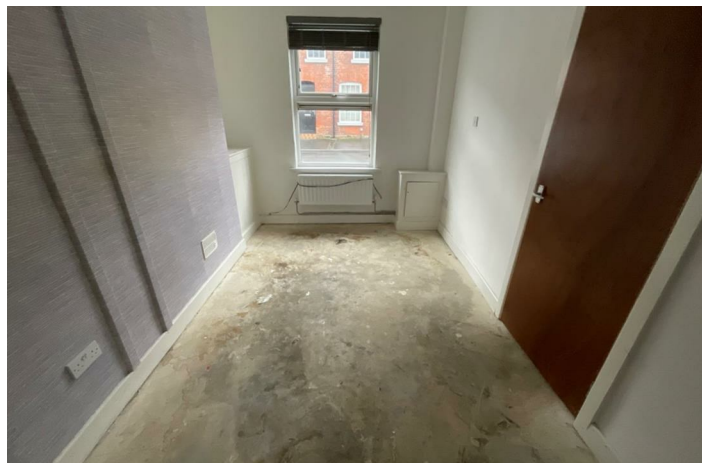
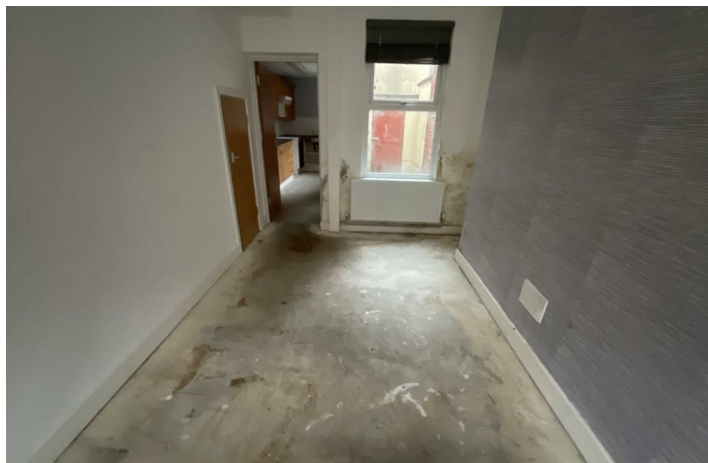
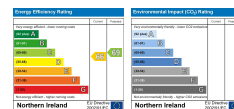




4 Chobham Street  
Belfast, BT5 5BL

Offers in the region of  
**£99,950**



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, Belfast, BT5 5BL

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CASH OFFERS ONLY!! SOLD WITH QUALIFIED TITLE - SEEK ADVICE FROM YOUR SOLICITOR AS PART OF YOUR DUE DILIGENCE

A keenly priced property in a highly regarded residential location with obvious investment potential.

Internally the dwelling comprises an entrance hall, open plan reception, fitted kitchen, classic white bathroom suite and two bedrooms. Outside there is an enclosed rear yard.

The dwelling further benefits from gas fired central heating and uPVC double glazing,

Situated in an excellent location, this property is conveniently close to shops and amenities, ensuring that you have everything you need right at your doorstep.

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

## Ground Floor

### Entrance Hall

Composite front door with smoked glass insets, wooden internal door leading to:

### Hallway

Panelled radiator, stairs leading to first floor

### Living Room 19'7" x 9'1" (5.97m x 2.78m)

Under stair storage, enclosed gas and electricity meters, double panelled radiator, single panelled radiator, ample dining space

### Kitchen 15'2" x 6'4" (4.63m x 1.94m)

Fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless steel sink and drainer, cooker space with extractor hood, plumbed for a washing machine, panelled radiator, access to rear yard

## First Floor

### Landing

Enclosed storage cupboard housing gas boiler, access to roof space

### Bathroom

Classic white bathroom suite including low flush WC, wall mounted wash hand basin and panelled bath, panelled radiator

### Front Bedroom 9'8" x 12'6" (2.95m x 3.82m)

Double panelled radiator

### Rear Bedroom 9'6" x 7'4" (2.92m x 2.26m)

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.