



4 Moorfield Street

Belfast, BT5 5BY

Offers in the region of

£115,000



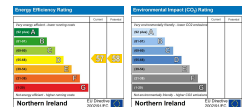
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# 4 Moorfield Street

, Belfast, BT5 5BY

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

The dwelling comprises an entrance hall, open plan reception, fitted kitchen, three piece bathroom suite and three bedrooms laid out over the first and second floors. Outside there are enclosed yards to the front and rear.

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

Situated in a prime location, this property is conveniently close to shops, parks, and schools. Additionally, the area is known for its strong rental demand, offering a great opportunity for those looking to generate rental income.

With excellent transport links to Belfast City Centre, commuting is a breeze for those working or studying in the city. Don't miss out on the chance to own this fantastic property in a sought-after area with great potential.

## Ground Floor

### Entrance Hall

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

### Hallway

Double panelled radiator, stairs leading to first floor

### Living Room 23'3" x 9'10" (7.09m x 3.01m)

Into bay, 2 double panelled radiators, enclosed electricity meter

### Kitchen 13'6" x 6'8" (4.12m x 2.04m)

Fitted kitchen with 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, fridge freezer space, double panelled radiator, access to rear yard

## First Floor

### Landing

Enclosed storage cupboard housing gas boiler, stairs leading to second floor

### Bathroom

Classic white bathroom suite including low flush WC, wall mounted wash hand basin and free standing shower, panelled radiator, vinyl flooring

### Front Bedroom 9'9" x 13'6" (2.99m x 4.13m)

Double panelled radiator

### Rear Bedroom 10'0" x 8'1" (3.06m x 2.47m)

Panelled radiator

## Second Floor

### Third Bedroom 16'11" x 13'5" (5.17m x 4.11m)

Velux windows, eaves storage, double panelled radiator

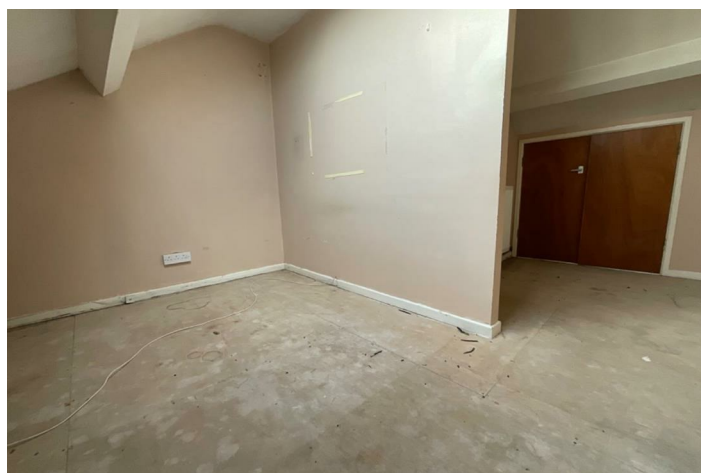
## Outside

## Front

Metal privacy fence and entrance gate

## Rear

Enclosed yard with access to rear entry



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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