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100 Kimberley Street

Belfast
BT7 3DZ

Offers In Region Of £174,950

100 KIMBERLEY STREET, BT7 3DZ

- **Superb Mid Terrace Property**
- **Two Bedrooms**
- **Separate Lounge**
- **Kitchen With Dining Area**
- **Bathroom With Matching Suite**
- **Gas Fired Central Heating / Double Glazed Windows**
- **Many Original Period Details Retained Throughout**
- **Superb Location Close To The Bustling Ormeau Road**
- **Convenient To Local Schools, Parks, Amenities And Belfast City Centre**



This delightful mid terrace property has been modernised by the current owners yet retains many original period details, which will prove highly popular with prospective purchasers.

Ideally located on Kimberley Avenue off Ormeau Road there are excellent local schools nearby along with a vibrant restaurant and burgeoning cafe scene. Ormeau Park is a short stroll away along with the Lagan Towpath, Ravenhill Rugby Stadium and Belfast City Centre is an easy commute either by car, public transport or on foot.

In brief the accommodation comprises of a lounge with separate kitchen and dining area at ground floor level leading to the private enclosed patio garden beyond. On the first floor is the bathroom along with two bedrooms. Externally there is also an enclosed patio garden to the rear.

The internal accommodation would suit the requirements of any professional couple or first time buyer. The configuration offers the flexibility for the owner to use the rooms to suit their own requirements.

Properties of this calibre are highly desirable and early viewing is recommended. Recent sales in the area have been very popular and we are certain that on internal inspection this property won't disappoint.





PROPERTY COMPRISES

uPVC entrance door leading to entrance hall.

ENTRANCE HALL Tiled floor, stairs to first floor.

LOUNGE 14' 6" x 9' 6" (4.42m x 2.9m) Hardwood flooring.

KITCHEN WITH DINING AREA 14' 6" x 10' 8" (4.42m x 3.25m) Range of fitted high and low level units, granite work surfaces with matching upstand, 5 ring Range cooker, stainless steel splashback, stainless steel extractor fan, 1.5 bowl single drainer stainless steel sink unit, breakfast bar with wooden counter top, plumbed for dishwasher, space for fridge/freezer, tiled floor.

REAR HALL 5' 8" x 3' 7" (1.73m x 1.09m) Door to rear garden, tiled floor.

FIRST FLOOR LANDING

BEDROOM 14' 7" x 10' 0" (4.44m x 3.05m) (@ widest points)

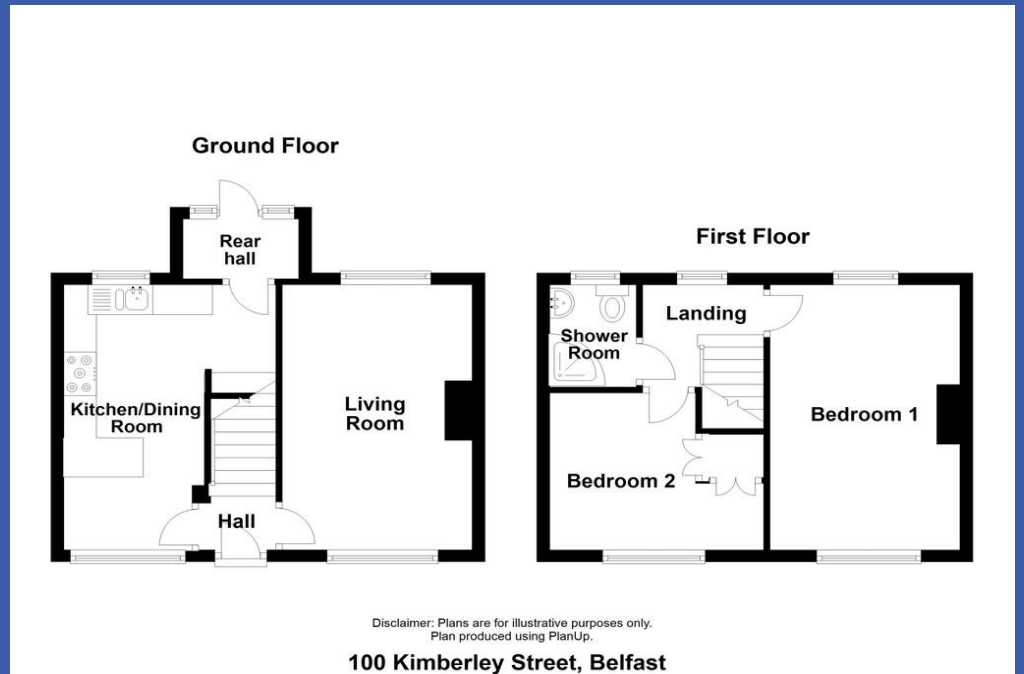
BEDROOM 10' 9" x 8' 7" (3.28m x 2.62m) (@ widest points) Built in storage cupboard.

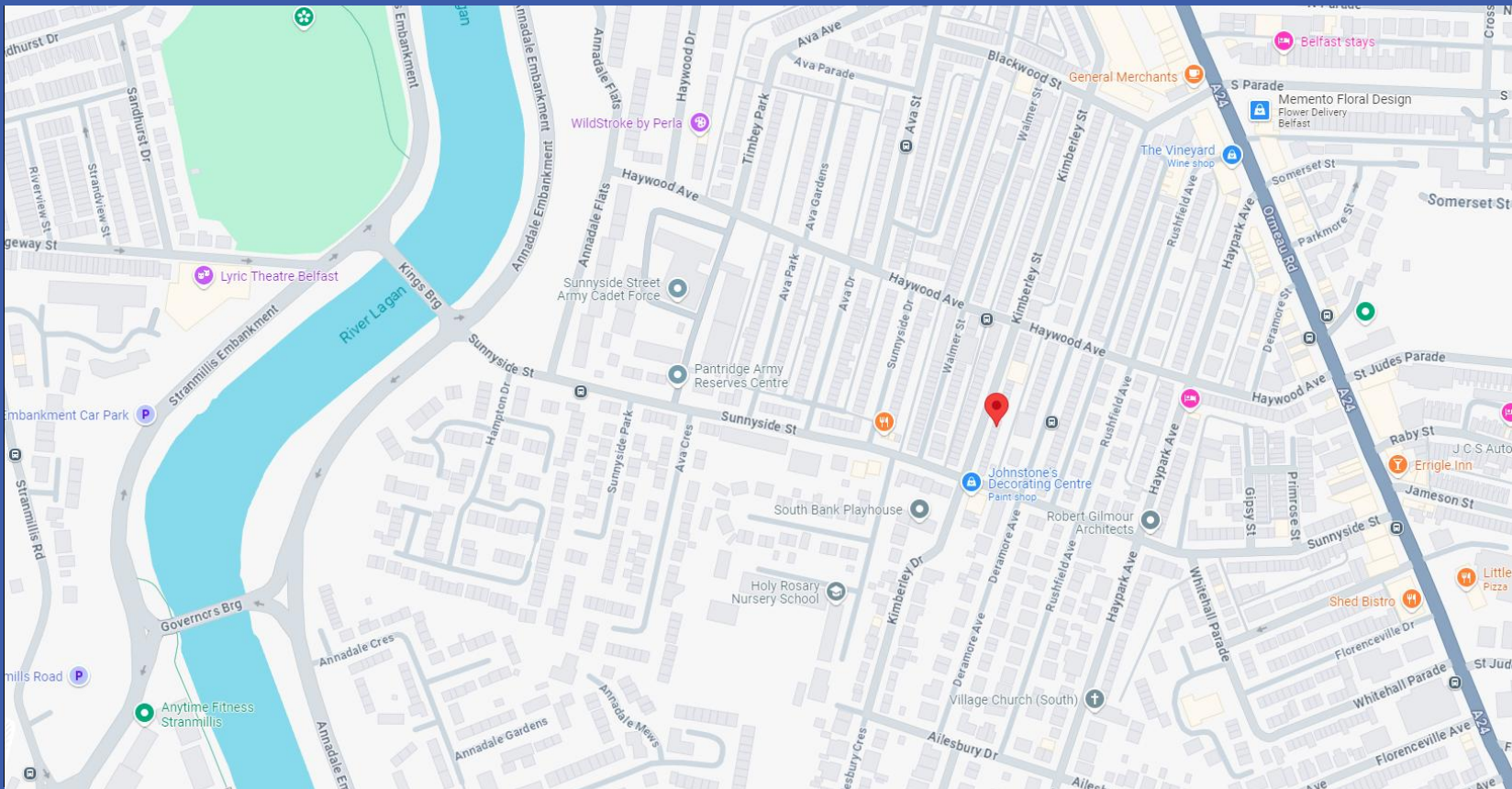




SHOWER ROOM Enclosed shower cubicle, low flush WC, vanity wash hand basin, tiled floor, tiled walls, recessed low voltage spotlights.

OUTSIDE Garden store, Worcester gas fired boiler, plumbed for washing machine. Enclosed garden to rear with paved patio and area in lawn.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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