

## 6 CHESHAM GROVE

Belfast BT6 8GU

- FULLY FURNISHED / 6 MONTH LEASE
- Extended Red Brick Semi-Detached Home
- Three Bedrooms
- Spacious Lounge
- Modern Fitted Kitchen
- Open Plan Ground Floor Layout
- White Bathroom Suite
- Oil Heating / Double Glazed
- Enclosed Rear Garden
- Excellent Location within walking distance to Cregagh, Ormeau and City Centre

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>			EU Directive 2002/91/EC

**£950**

# 6 Chesham Grove

, Belfast, BT6 8GU



## Entrance Hall

8'11" x 5'10" (2.73m x 1.78m)

Glazed upvc front door opens onto entrance hall. Access to under stair storage

## Lounge

21'7" x 9'10" (6.59m x 3.01m)

Spacious lounge with original hardwood flooring and cast iron fireplace with tiled hearth.

## Modern Fitted Kitchen / Dining Area

14'9" x 8'11" (4.52m x 2.73m)

Modern fitted kitchen with a selection of upper and lower level units complete with formica

worktops, stainless steel sink and drainer, integrated electric oven, ceramic hob and overhead extractor fan. Plumbed for washing machine. Part tiled walls and tiled flooring.

## Dining Area

Tiled flooring.

## First Floor

Access to hot press.

## Bedroom 1

9'10" x 8'9" (3.01m x 2.68m)

Built-in mirrored slide robes

## Bedroom 2

9'1" x 6'9" (2.77m x 2.08m)

## Bedroom 3

6'5" x 7'0" (1.98m x 2.15m)

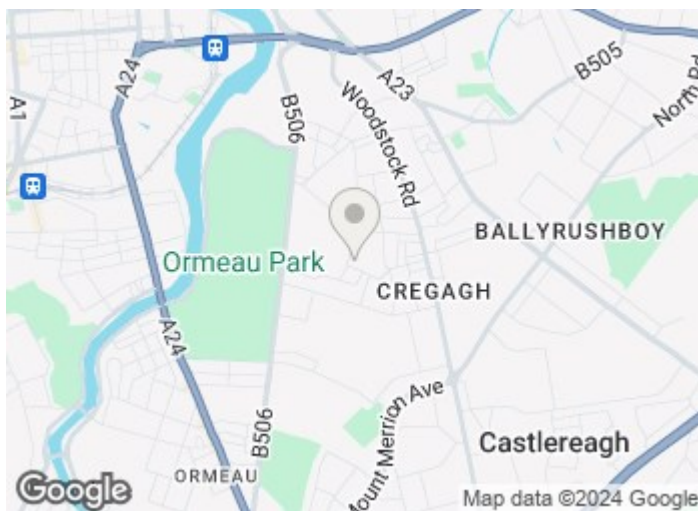
## White Bathroom suite

6'7" x 6'0" (2.01m x 1.85m)

(at widest points) White bathroom suite comprising of panelled bath with overhanging shower attachment, low flush w.c and wash hand basin with stainless steel mixer taps. Fully tiled walls and flooring.

## Enclosed Rear Garden

Low maintenance garden to the rear with westerly aspect which perfectly captures that afternoon and evening sun.



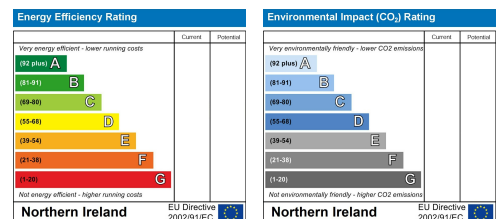
## Directions





# Floor Plan

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