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Adelaide Cottages, 15 Rathcool Street

Lisburn Road, Belfast
BT9 7GA

Offers Over £155,000

15 RATHCOOL STREET, BT9 7GA

- Mid Terrace Property in an Exceptionally Convenient Location
- Spacious Lounge Open Plan to Dining Area
- Fitted Kitchen with Breakfast Area
- 2 Bedrooms
- Shower Room with White Suite
- Gas Central Heating / Double Glazed Windows
- Front Forecourt and Enclosed Rear Yard
- Within walking distance of Queen's University and Belfast City Hospital
- Ideal For Owner Occupiers or Investors
- Convenient to a Wide Range of Amenities Including Shops, Restaurants and Public Transport

This well presented mid terrace property is ideally located just off Lisburn Road.

The property is well presented by the current owners and offers well proportioned accommodation with a good sized lounge open plan to dining area, fitted kitchen with breakfast area, two good sized bedrooms and a shower room.

In addition, the property benefits from gas central heating and double glazed windows.

Situated close to many local amenities on Lisburn Road, including shops and public transport, as well as being convenient to Belfast City Centre and Queens University, this delightful property is ideal for either owner occupiers or investors and viewing is highly recommended.

PROPERTY COMPRISES

uPVC double glazed front door to entrance hall.

ENTRANCE HALL Laminate wood effect floor.

LOUNGE OPEN PLAN TO DINING AREA 20' 0" x 12' 5" (6.1m x 3.78m) (@ widest points) Laminate wood effect floor, tiled fireplace.

KITCHEN WITH BREAKFAST AREA 19' 2" x 7' 11" (5.84m x 2.41m) (@ widest points) Range of high and low level units, work surfaces, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, Beko 4 ring hob with electric oven under and extractor fan over, uPVC double glazed door to rear, tiled floor, panelled ceiling, under stairs storage.



FIRST FLOOR LANDING Shelved airing cupboard.

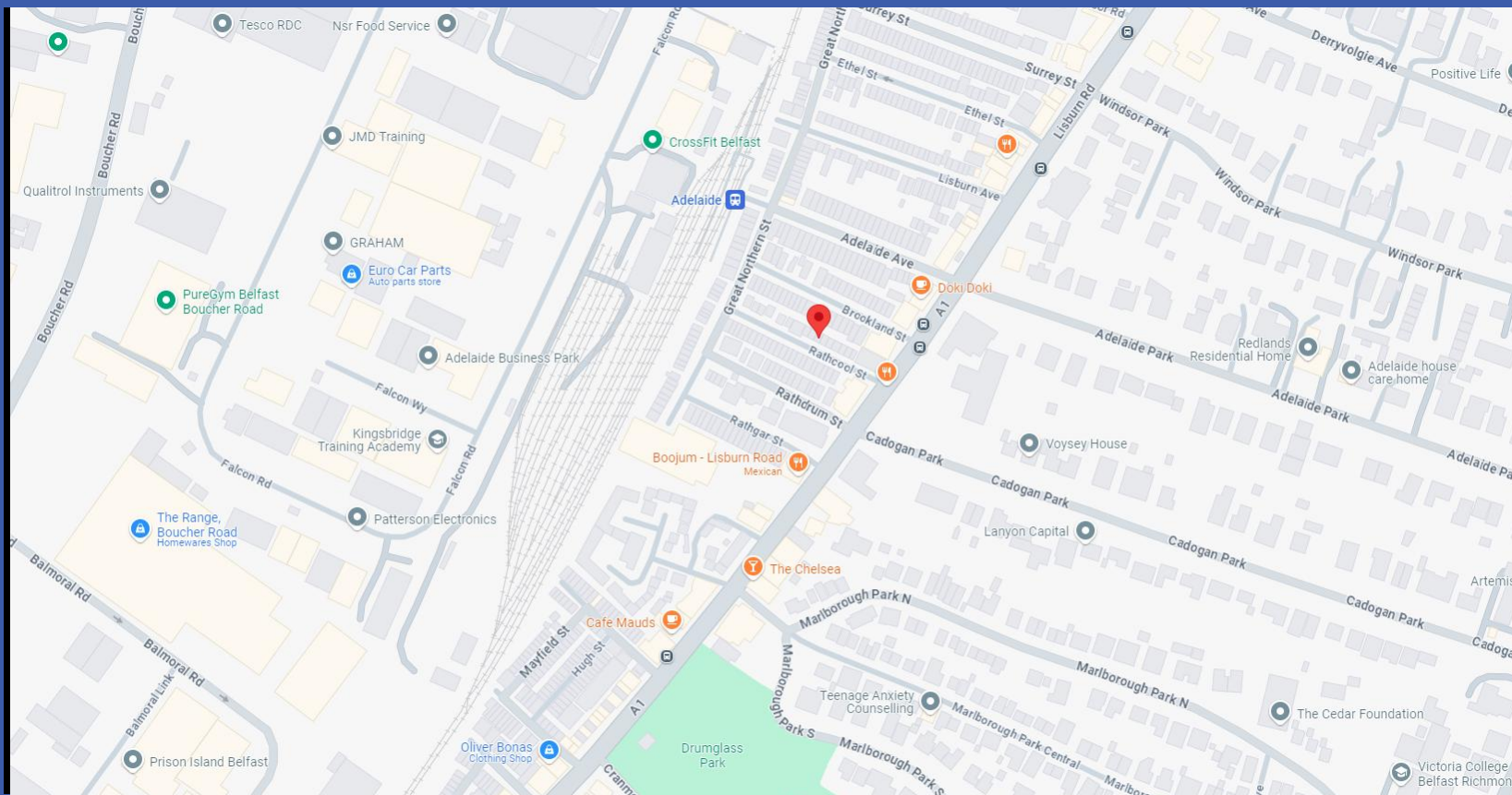
BEDROOM 13' 0" x 9' 8" (3.96m x 2.95m) Laminate wood effect floor, built in robes, concealed gas fired boiler.

BEDROOM 9' 2" x 6' 10" (2.79m x 2.08m) Laminate wood effect floor, panelled ceilings, built in robes.

SHOWER ROOM White suite comprising vanity unit, low flush WC, chrome heated towel rail, panelled shower cubicle with Redring shower, part panelled walls and access to roof space.

OUTSIDE Front forecourt and enclosed rear yard.





Directions:

Coming out of Belfast on Lisburn Road, Rathcool Street is on the right hand side opposite the police station

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	67 D
39-54	E		
21-38	F		
1-20	G		



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