



# LAVERY MITCHELL

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## **36 Delaware Street, Belfast, BT6 8ET**

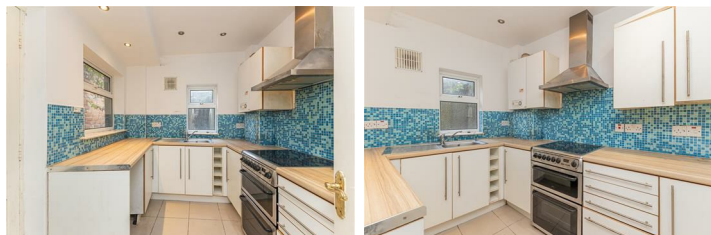
**Offers in the region of £129,950**

- End Terrace House on Delaware Street.
- Open Planned Living and Dining Area with Tiled Floor.
- Refurbished Bathroom Which Includes a Bath and Shower.
- Double Glazed Windows.
- Property Located Just Off the Ravenhill Road.
- Four Good Sized Bedrooms.
- Gas Fired Central Heating.
- Convenient Location Close to all Local Amenities.

Lavery Mitchell are pleased to bring to the market this End-Terraced Property located on Delaware Street just off the Ravenhill Road. This three-storey property boasts an open living and dining area, kitchen, bathroom and four well portioned bedrooms. Situated just off the Ravenhill Road, this property offers easy access to local amenities, schools, and parks.

Whether you are a first time buyer or ready to invest in a property with great potential, this house on Delaware Street is a fantastic opportunity not to be missed. Contact us today if you have any enquiries or to arrange a viewing with a member of our team.

**Kitchen**  
8'5" x 10'0"



The kitchen has a good range of high and low units with tiled floors and part tiled walls.

**Dining Room**  
11'4" x 11'7"



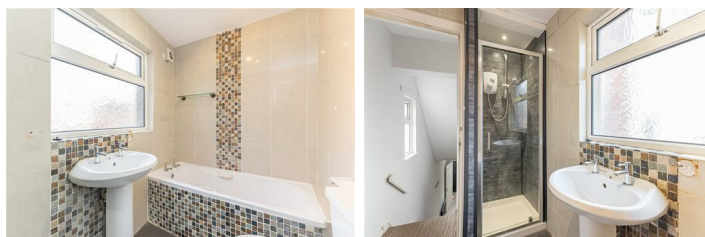
Open planned living/dining area. Spacious room with white tiled floors.

**Living Room**  
10'6" x 11'1"



Open planned living/dining area with 2 windows allowing the natural light to fill the space. Spacious room with white tiled floors.

**Bathroom**  
5'6" x 9'11"



Refurbished bathroom on the first floor with both a bath and shower. Tiled floors and walls.

**Principle Bedroom**  
14'3" x 11'10"



The first floor, main bedroom is a spacious room with 2 windows allowing the natural light to flood the room.

Bedroom 2  
8'5" x 12'2"



First floor bedroom with laminate flooring.

Bedroom 3  
14'3" x 11'1"

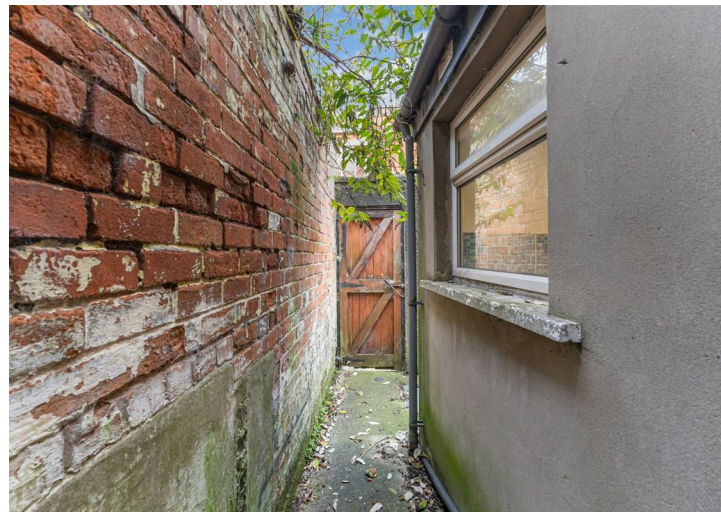


Second floor bedroom to the front of the house with laminate flooring.

Bedroom 4  
8'6" x 11'4"



Top floor bedroom with laminate flooring.





Floor 2

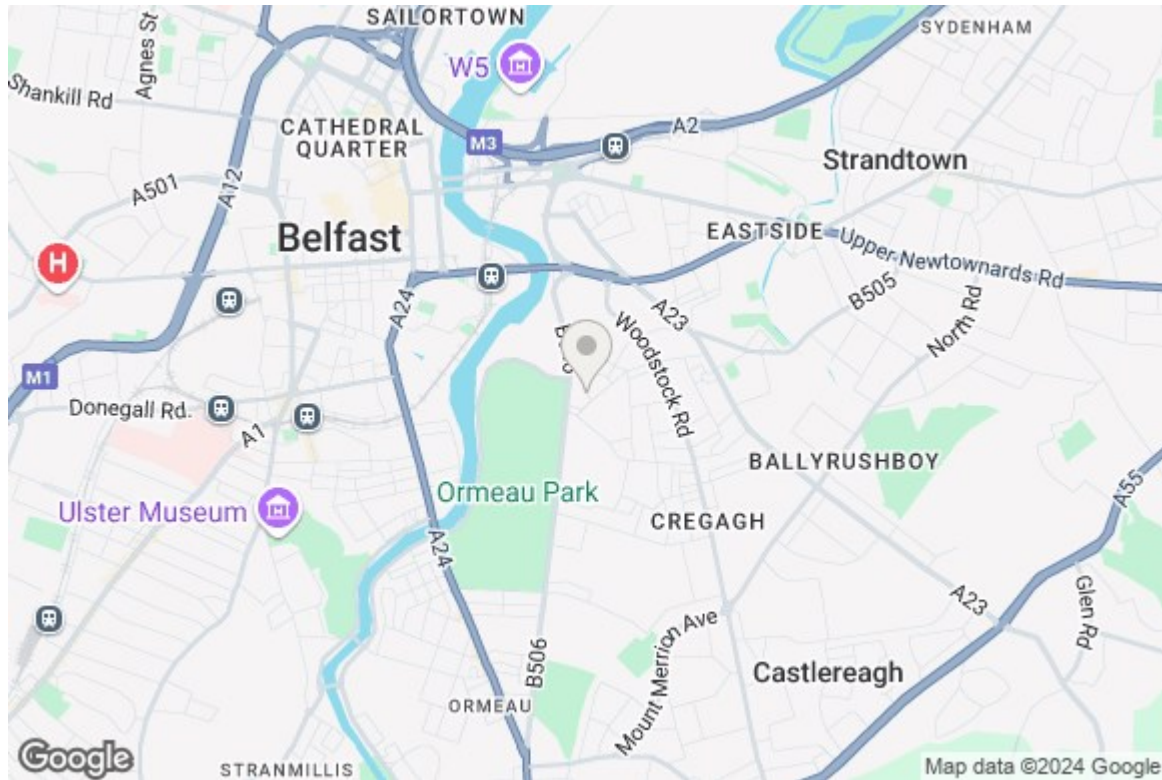


Floor 3



Floor 1

**TOTAL: 1083 sq. ft**  
 FLOOR 1: 410 sq. ft, FLOOR 2: 394 sq. ft, FLOOR 3: 279 sq. ft  
 EXCLUDED AREAS: LOW CEILING: 44 sq. ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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