



## 37 Carrington Street, Ravenhill Road, Belfast, BT6 8GF

**Asking Price £79,950**

Carrington Street is conveniently positioned just off the lower Ravenhill Road, offering residents so much convenience with an excellent array of shops, schools, parks and public transport links found on your doorstep. Access into Belfast city centre is also only a short distance away on foot, as is the Ormeau Road which is very popular for those who enjoy the vibrant atmosphere it brings with its selection of bars, cafés and open green areas.

The property itself is a traditional red brick, mid-terrace home and comprises of two bedrooms, lounge open to dining area, extended kitchen and bathroom suite on the first floor. In addition to this, the property is also serviced with oil fired central heating, partial upvc double glazing and access to a floored roof space.

Although in need of a full refurbishment, this property has been keenly priced and would make a fantastic investment opportunity for property developers or landlords alike. Although it is mortgageable in its current condition, cash offer would be encouraged.

- Red Brick Mid-Terrace House
- Through Lounge / Dining Room
- First Floor Bathroom Suite
- Partial UPVC Double Glazing
- Convenient Location within Walking Distance of City Centre
- Two Bedrooms
- Extended Kitchen
- Oil Heating
- Floored Roof Space
- Excellent Chain Free Investment Opportunity

| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| (92-100)                                    | 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 |   |         |           |
| Northern Ireland                            |   |         |           |

EU Directive 2002/91/EC

### Entrance Hall

Glazed upvc front door opens onto hallway.

Lounge / Dining Room 20'4" x 9'11" (6.22m x 3.03m)



(at widest points) Through lounge / dining room leading onto extended kitchen area to the rear.



Extended Kitchen 13'1" x 11'1" (4.00m x 3.40m )



(at widest points) Extended kitchen with fitted sink. Access to oil boiler



### First Floor

Bedroom 1 12'6" x 10'1" (3.82m x 3.08m)





**Bedroom 2 10'1" x 7'6" (3.09m x 2.31m)**



**Access to hot water tank.**



**Bathroom 6'1" x 5'5" (1.86m x 1.66m)**

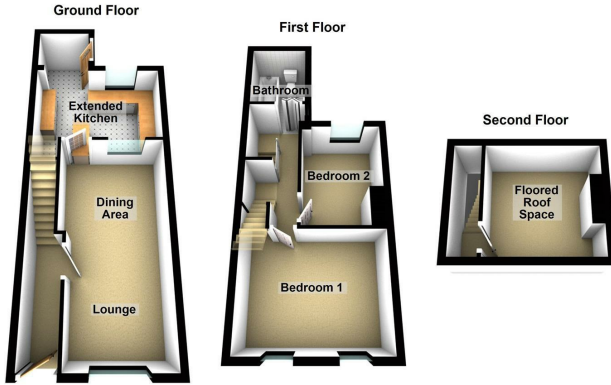


**Fitted bathroom suite comprising of panelled bath, w.c and pedestal wash hand basin.**

**Floored Roof Space 9'8" x 9'5" (2.97m x 2.89m)**

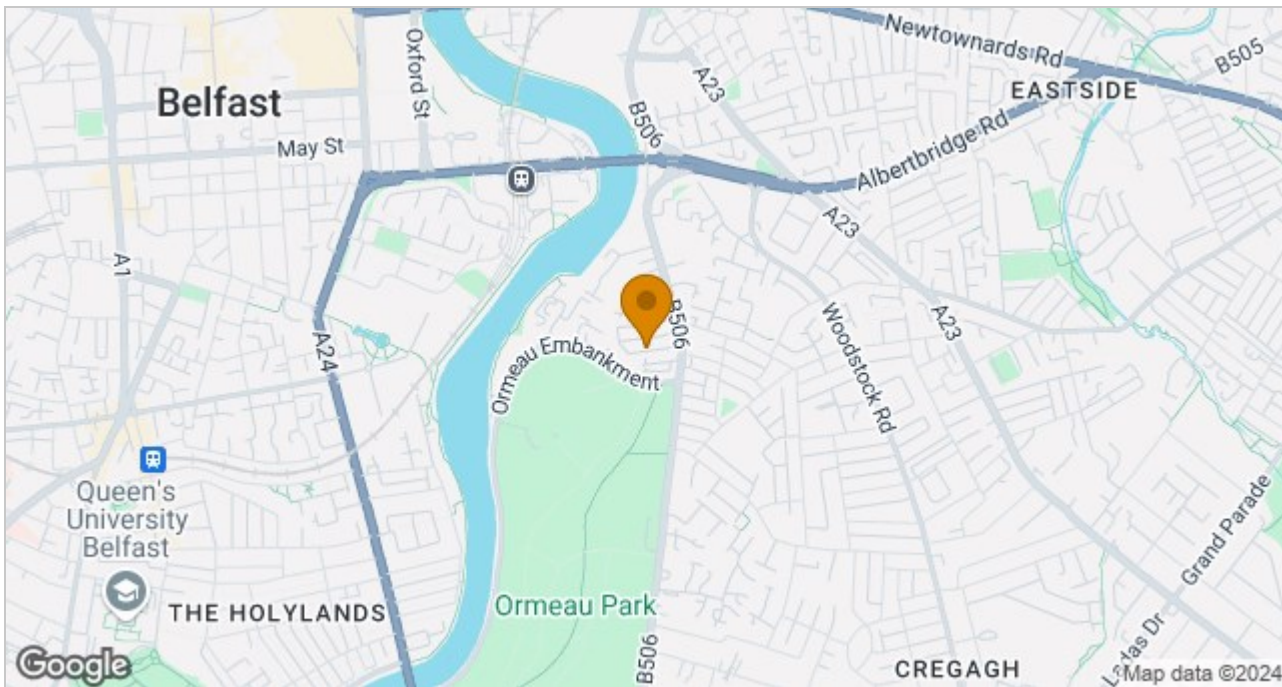
**Floored roof space complete with power and lighting.**

## Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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