



## 35 Belvoir Street, Belfast, BT5 4HR

**Offers Around £50,000**

A red brick mid terrace property in need of a full renovation, just off the popular Newtownards Road, available only to cash buyers.

The accommodation is laid out with entrance hall, lounge with tiled feature fireplace, and separate dining room with tiled feature fireplace. The kitchen has previously had fitted units which are now in a very poor condition and the walls are tiled. The first floor consists of two bedrooms and the toilet is located in an outside shed in the rear yard. Overall, this property is in extremely poor condition and is only available to cash buyers, sold as seen.

- Red Brick Mid Terrace
- Kitchen Leading To Rear Yard
- Two Bedrooms To First Floor
- Sold As Seen
- Lounge Open To Dining Room
- Outside WC
- Cash Buyers Only
- Convenient Location

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	23	28
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

## **Accommodation Comprises**

### **Entrance Hall**

**Lounge 10'2" x 9'5" (3.10m x 2.87m)**

Tiled floor, fireplace.

**Dining Room 10'3" x 9'9" (3.12m x 2.97m)**

Tiled floor, fireplace.

**Kitchen 8'0" x 5'6" (2.44m x 1.68m)**

### **First Floor**

#### **Landing**

**Bedroom 1 12'9" x 10'2" (3.89m x 3.10m)**

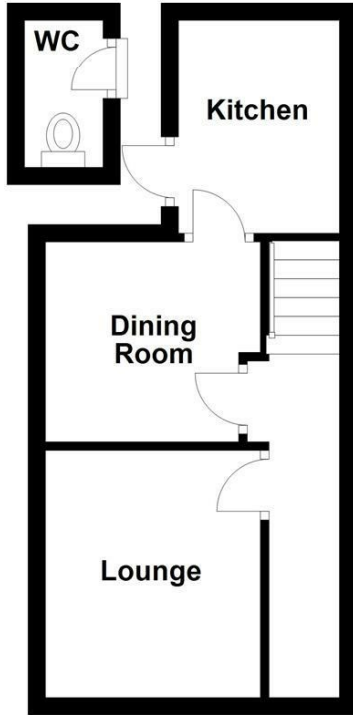
**Bedroom 2 10'2" x 7'8" (3.10m x 2.34m)**

#### **Outside**

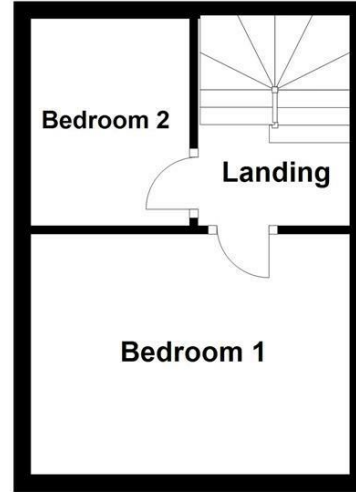
Paved rear yard with outside WC in shed.

## Floor Plan

### Ground Floor



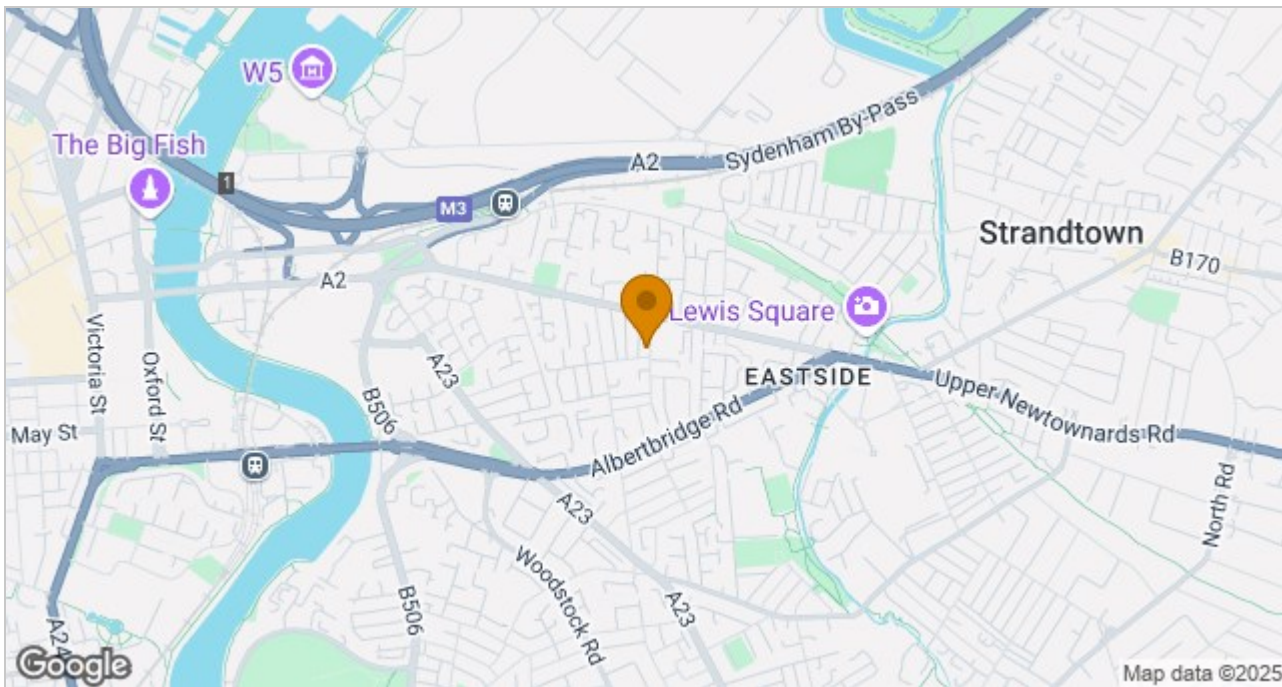
### First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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