



## 5 Chadwick Street, Belfast, BT9 7FB

**Price Guide £195,000**

Located just off the Lisburn Road, this well presented end terrace offers convenience to the many shops, cafes & restaurants of the Lisburn Road. The spacious accommodation is adaptable and currently comprises four bedrooms & two reception rooms. It is HMO approved for a maximum of 3 occupants with a prosperous rental return achievable. Gas fired central heating and partial PVC double glazing are also in place. Chadwick Street is within walking distance to Queens University making this an excellent opportunity for parents looking to buy for children. With a vast range of transport links close by including Adelaide train stop, this property represents value for money and will prove to be a worthwhile investment or an ideal home for the first time buyer.

- Well Presented End Terrace Located Just Off The Lisburn Road
- Adaptable Accommodation Currently Comprising Four Bedrooms / Two Reception Rooms
- Gas Fired Central Heating / Partial Double Glazing
- Suitable For A Range of Prospective Purchasers
- HMO Approved For Three Occupants
- First Floor Shower Room / Separate W.C
- Modern Fitted Kitchen
- Walking Distance To Queens University, Shops & Restaurants

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	66
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**

Hardwood front door.

**RECEPTION HALL**



Wooden floor.

**BEDROOM ONE 11'5" x 10'5" (3.5 x 3.2)**



**DINING ROOM 10'5" x 10'5" (3.2 x 3.2)**



Wooden floor. Storage under stairs.

**KITCHEN 10'9" x 5'10" (3.3 x 1.8)**



Excellent range of high and low level units, integrated oven, 4 ring gas hob, stainless steel extractor fan, plumbed for washing machine, gas boiler, stainless steel sink unit with mixer tap & drainer, recessed spotlighting, tiled floor.

**ON THE FIRST FLOOR**

**LIVING ROOM 14'9" x 10'2" (4.5 x 3.1)**



Wooden floor.

**BEDROOM TWO 10'5" x 8'6" (3.2 x 2.6)**



### **SHOWER ROOM**

Fully tiled shower, wash hand basin.

### **W.C**

Low flush W.C. wash hand basin, part tiled walls, tiled floor.

### **ON THE SECOND FLOOR**

#### **BEDROOM THREE 14'9" x 10'5" (4.5 x 3.2)**



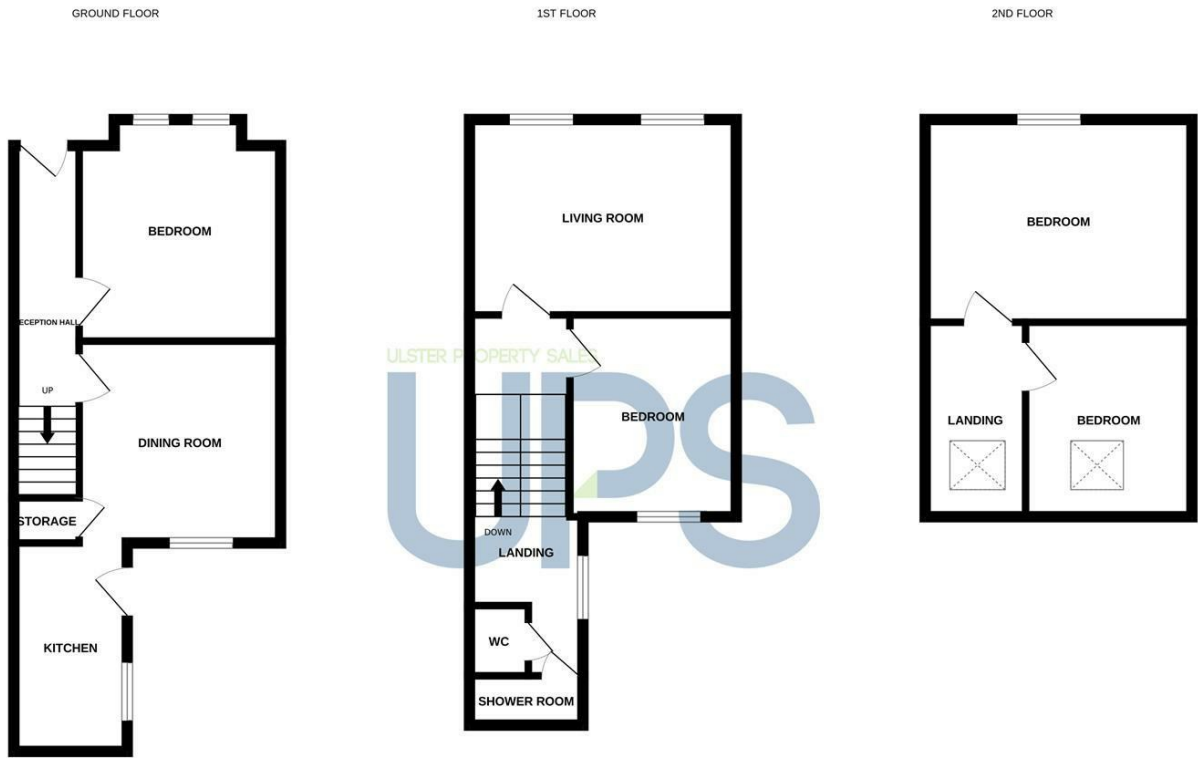
#### **BEDROOM FOUR 10'2" x 8'6" (3.1 x 2.6)**



### **OUTSIDE**

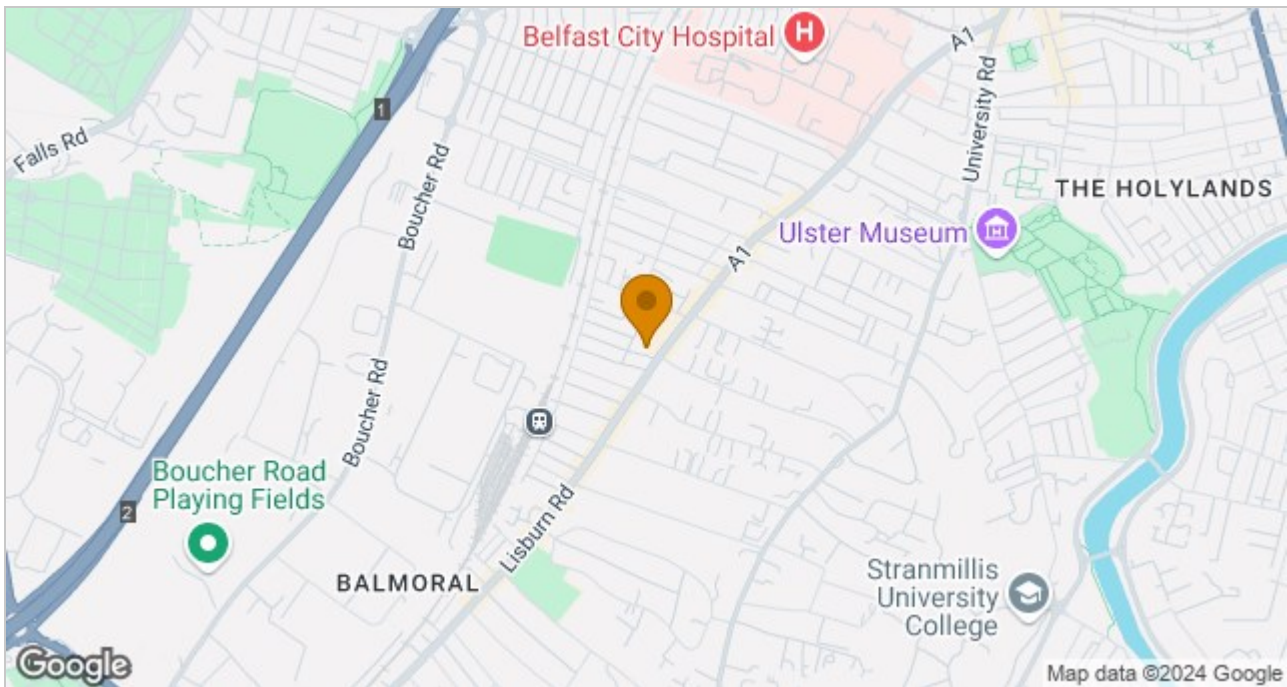
Enclosed yard to rear.

# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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# 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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