


Richview Street, Belfast, County Antrim, BT12

Asking Price: £95,000

 Reeds Rains

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EPC Rating: D

## DESCRIPTION

We are delighted to offer for sale this spacious mid terrace home situated just off the Donegall Road in South West Belfast. The property is conveniently located a short walk from the Belfast City Hospital and Boucher Road. The Belfast City Centre is also only a 5-10 minute drive away.

The property comprises a generously sized open plan living & dining room, a kitchen with a good range of units, two excellent double bedrooms and a shower room. There is a small garden area to the front and a yard to the rear. The home has double glazing throughout and a gas fired central heating system.

Even though the property requires some cosmetic updating, it has been priced accordingly, making this an excellent first time buy, or buy to let investment. We would expect high levels of interest and would therefore recommend early viewing.

## GROUND FLOOR

### Living Room

20'1" x 14'2" (6.12m x 4.32m)

A spacious open plan living and dining room with laminate flooring and ceiling cornicing and under-stair storage cupboard.

### Kitchen

10'5" x 7'9" (3.18m x 2.36m)

The kitchen has a good range of high and low level units, a wash hand basin with mixer tap

and is plumbed for a washing machine. The kitchen has been finished with vinyl flooring, partially tiled walls and tongue and groove ceiling paneling.

## FIRST FLOOR

### Bedroom One

14'2" x 10'4" (4.32m x 3.15m)

An impressive double bedroom with laminate flooring and an outlook to the front.

### Bedroom Two

9'3" x 8'4" (2.82m x 2.54m)

A double bedroom with laminate flooring and an outlook to the rear.

### Shower Room

7'7" x 6' (2.3m x 1.83m)

The shower room has a tiled floor, a low flush wc, a wash hand basin with mixer tap and a shower cubicle with an electric shower unit. There is pvc wall paneling and a tongue and groove ceiling.

## OUTSIDE

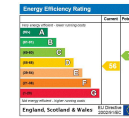
There is a small garden to the front and a good sized yard to the rear.

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Floorplan Clause  
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For full EPC please contact the branch.



Ground Floor

First Floor

Total floor area 67.9 m<sup>2</sup> (731 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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