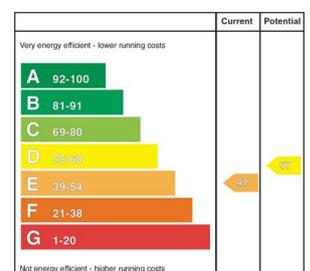




**61 GLENVARLOCK STREET, CASTLEREAGH ROAD, BELFAST, BT5 5GS**  
**FOR SALE: £89,950**

- Feature Double Mid Town Terrace (Formerly 2 Individual Properties)**
- Generously Proportioned Living Area**
- Modern Fitted Kitchen with Dining Space**
- 4 Good Sized Bedrooms**
- First Floor Family Bathroom**
- Ground Floor Shower Room**
- Upvc Double Glazed Window Frames**
- Oil Fired Central Heating**
- Excellent Roofspace Storage Rooms**
- Enclosed Yard to Rear**
- Close to Shops, Schools & Public Transport**
- Easy Commute to Belfast City Centre**

0465-2963-0848-9420-2241



The sale of this unique double sized mid town terrace represents an excellent opportunity for the growing family to purchase an affordable home within this most popular of localities. The property consists of two mid town terraces which have been converted into one extremely spacious dwelling. Landlords should also take note, as rental demand remains extremely strong within the immediate area. A property developer may also consider reconverting the property back to two individual units. Early viewing is advised to fully appreciate the many appealing features contained within this deceptively proportioned home.

## THE PROPERTY COMPRISES:

### Entrance

Upvc double glazed front door to:

### Ground Floor

**LOUNGE:** 25' 10" x 14' 2" (7.87m x 4.32m) Extremely spacious reception space, fireplace with timber surround and electric inset, dado rail, laminate effect timber flooring, 2 double panelled radiators, double doors to:

**KITCHEN:** 25' 4" x 9' 8" (7.72m x 2.95m) Modern range of high & low level units, single drainer stainless steel sink unit with mixer tap, built in double oven, halogen hob with extractor hood over, integrated microwave, plumbed for washing machine, double panelled radiator, ceramic tiled floor, partially tiled walls, recessed spotlighting, Upvc double doors to rear.

**REAR HALLWAY:** Cupboard containing hot press, immersion heater, Upvc double glazed door to rear..

**SHOWER ROOM:** Fully tiled shower room with modern white suite comprising shower cubicle containing 'Triton' electric shower, pedestal wash hand basin, dual flush w.c., double panelled radiator.

### First Floor

**LANDING:** 2 single panelled radiators.

**BEDROOM (1):** 10' 6" x 9' 1" (3.19m x 2.76m) Single panelled radiator, doorway to fixed staircase to converted roofspace.

**BEDROOM (2):** 12' 7"max.x 10' 6" (3.84m x 3.19m) Double panelled radiator, laminate timber effect flooring.

**BEDROOM (3):** 9' 5" x 9' 0" (2.87m x 2.74m) Single panelled radiator.

**BEDROOM (4):** 12' 0" x 9' 5" (3.66m x 2.88m) Double panelled radiator, laminate timber effect flooring.

**BATHROOM:** White suite comprising panelled bath with telephone hand held shower over, pedestal wash hand basin, bidet, low flush w.c., single panelled radiator, partially tiled walls.

**ROOFSpace 1:** 12' 6" x 12' 1" (3.81m x 3.68m) 'Velux' style window.

**ROOFSpace 2:** 12' 8" x 12' 8" (3.86m x 3.86m) 'Velux' style window.

### Outside

Enclosed yard to rear - boiler house containing oil fired boiler, plastic oil fired boiler.

**LOCATION:** Glenvarlock Street is directly off the Castleragh Road.

AMPmni, 54 Belmont Road, Belfast, BT4 2AN. Telephone 028 9047 4660 Email: info@ampmni.com Web: www.ampmni.com

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