

**STEVE**  
ASSOCIATES



**HEWLETT**  
PROPERTY AGENT

**"REDECORATED MID TERRACED HOUSE"**



**FOR SALE**

**23 Sunnyside Street,  
Belfast, BT7 3EX**

**£135,000**

**€157,500**

- Two bedrooms
- Spacious lounge
- Contemporary style kitchen
- PVC panelled shower room
- Double glazed windows
- Gas central heating
- Newly painted
- Close to Ormeau Road
- No onward chain
- Excellent investment opportunity

A recently redecorated two bedroom terraced house, offering well proportioned accommodation over two floors and situated in a most convenient location within easy reach of the Ormeau Road with its excellent range of shopping, restaurant, recreational facilities and public transport links to the City Centre. The additional facilities at Forestside Shopping Centre and Tesco (Newtownbreda) are within 1.5 miles.

The property benefits from PVCu double glazing throughout and Phoenix Gas central heating and is offered for sale with no onward chain; the accommodation being ready to move into making this an ideal opportunity for either a first time purchaser or investor.

**Steve Hewlett Associates**

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**THE ACCOMMODATION COMPRISES**

**ENTRANCE**

PVC door, to:

**RECEPTION HALL**

Radiator, staircase to first floor.

**LOUNGE**

14' 5 x 9' 6 (4.39m x 2.90m) into alcoves to side of chimney breast, PVCu double glazed window to front, radiator.

**KITCHEN**

10' 3 x 7' 0 (3.12m x 2.13m) single drainer stainless steel sink unit with mixer tap above, range of modern base and wall storage units, plumbing for washing machine, space for further modern appliances. Wall mounted gas central heating boiler, ceramic tiled flooring, radiator, PVCu double glazed window to rear.

**INNER LOBBY**

Ceramic tiled flooring, part glazed PVCu double gazed door to rear yard, under-stairs storage cupboard.

**SHOWER ROOM**

PVC panelled walls and ceiling to large shower cubical with electric shower above, pedestal wash hand basin and low flush w.c. PVCu double glazed window to side, radiator, vinyl flooring.

**FIRST FLOOR LANDING**

PVCu double glazed window to side, linen/storage cupboard, radiator, access to loft storage space.

**BEDROOM ONE**

13' 6 x 9' 4 (4.11m x 2.84m) into alcove to side of chimney breast, PVCu double glazed window to front, radiator.

**BEDROOM TWO**

9' 6 x 7' 8 (2.90m x 2.34m) with PVCu double glazed window to rear, radiator.

**OUTSIDE**

Walled garden, with railings, to front.  
Rear yard with pedestrian access.

Energy Performance Rating for this property is **D64**

