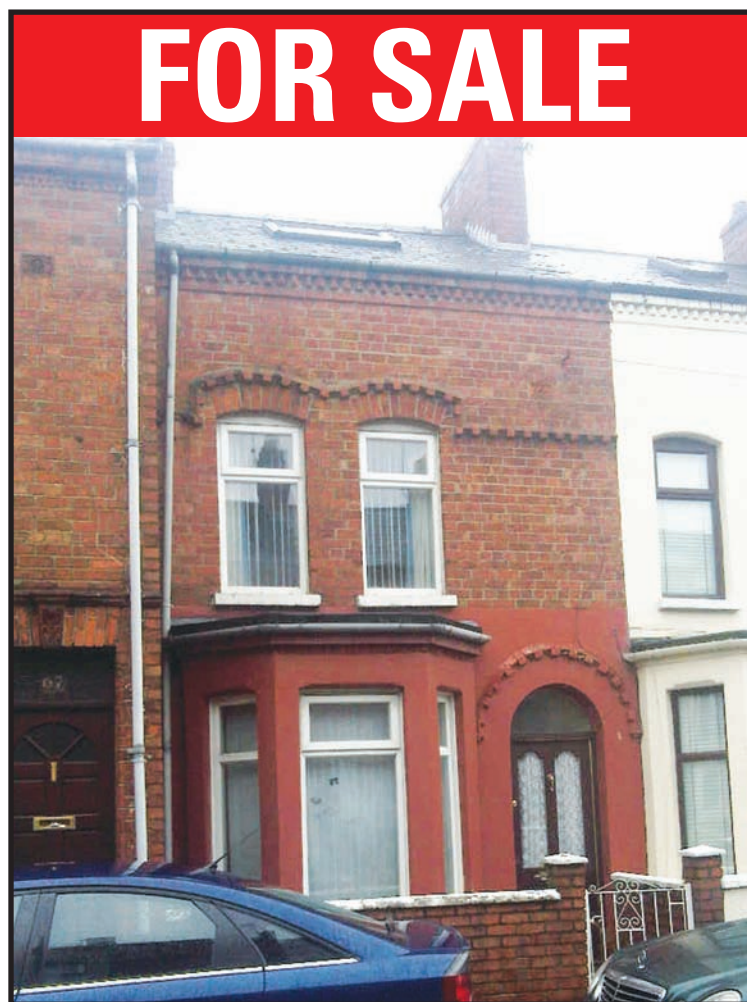


65 Hawthorn Street, Belfast



A two story mid terrace property with roof conversion

Open to Offers

www.armstrongauctions.co.uk



VIEWING

Viewing on-site, for further information:

Contact: James Armstrong
Mobile: 07836 339033
Phone: 028 9185 2427
Fax: 028 9185 3937
Email: james@armstrongauctions.co.uk
Web: www.armstrongauctions.co.uk

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Approximate Gross Internal Area :- 88 sq mt / 950 sq ft



GROUND FLOOR

Entrance porch

Hardwood, glazed, door with tile floor.

Entrance hall

Tile floor.

Lounge

3.15 x 2.84 (10'4 x 9'4) Excluding bay
Wood laminate floor, open plan to
Dining Room.

Dining Room

2.98 x 2.97 (9'9 x 9'9)
Wood laminate floor with under stairs
storage.

Kitchen

3.29 x 2.40 (10'10 x 7'10)
Range of built in units, tile floor and
'stable' door, to yard.

Stairs to first floor:

FIRST FLOOR

Bedroom 1

3.94 x 3.16 (12'11 x 10'4)
Wood laminate floor.

Bedroom 2

2.99 x 2.33 (9'10 x 7'8)
Wood laminate floor.

Bedroom 3

5.02 x 3.81 (16'6 x 12'6)
Wood laminate floor with Velox win-
dows and eaves storage.

Bathroom

White, three piece suite with electric
shower. Hot press.

OUTSIDE

Enclosed yard to rear.

Offers: Whilst the agents invite offers from interested parties for this site initially on a private basis, we reserve the right on behalf of the vendors to conclude the bidding (if necessary) by holding an auction of all bidders on a specified date and time in our offices. In the event that an auction is to be arranged only those parties with a valid offer on the property can be assured of an invitation to attend.

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