



Glenbrook Avenue,

**Offers in the region of  
£129,950**



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# Glenbrook Avenue, Belfast

## Offers in the region of £129,950

We are delighted to present to the open market this well presented mid terrace property. Internally the property has been finished to a high standard throughout by its present vendors with bright accommodation comprising three bedrooms, spacious through lounge dining room with feature fireplace, modern fitted kitchen and bathroom with modern white suite. Further benefits include oil fired central heating, double glazed windows, first floor shower room with modern white suite and enclosed yard to rear. Ideally positioned just off the Bloomfield Road offering ease of access for city commuting and George Best City Airport. The ever popular Belmont and Ballyhackamore villages and their wide range of day to day amenities to include popular coffees shops are also close at hand. Properties within this location when presented to the open market have a proven track record for creating strong demand. Ideally suitable for first time buyer or investor alike. Early internal appraisal is strongly recommended.

### ACCOMMODATION

Front door with leaded and stained glass inset, glazed arch above. Entrance hall, ceramic tiled floor, alarm panel, cornice work,

### SPACIOUS THROUGH LOUNGE DINING ROOM

7.06m x 3.25m (23'2" x 10'8")

Bay window, feature fireplace with marble inset and hearth, laminate wooden floor, built in storage

### MODERN FITTED KITCHEN

4.14m x 1.96m (13'7" x 6'5")

Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units with laminate work surfaces, brick effect tiled splash back, concealed lighting, plumbed for washing machine, stainless steel built

in oven and four ring ceramic hob, extractor fan, uPVC double glazed back door

### FIRST FLOOR

#### BEDROOM ONE

3.99m x 2.84m (13'1" x 9'4")

#### SHOWER ROOM

Modern white suite, fully tiled built in shower cubicle with electric shower unit, pedestal wash hand basin, dual flush close coupled WC, fully tiled walls, ceramic tiled floor, recessed low voltage spotlights

#### BATHROOM MODERN WHITE SUITE

Panelled bath with tiled splash back, antique style mixer taps and telephone hand shower, dual flush close coupled WC, glass sink unit with mixer taps and tiled splash back, ceramic tiled floor, built in shower cubicle with Triton electric shower unit

### SECOND FLOOR

#### BEDROOM TWO

3.53m x 3.12m (11'7" x 10'3")

Velux window

#### BEDROOM THREE

4.17m x 2.95m (13'8" x 9'8")

Velux window

### OUTSIDE

Enclosed yard to rear, PVC oil tank, boiler house with oil fired boiler, outside light and tap. Forecourt to front with loose stones.



For full EPC please contact the branch



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	31   F	36   F
1-20	G		