



Lewis Avenue,

**Guide Price £149,950**



**Reeds Rains**

• Since 1868 •

[www.reedsrains.co.uk](http://www.reedsrains.co.uk)



## Lewis Avenue, Sydenham, Belfast

### Guide Price £149,950

This attractive red brick townhouse is positioned within the ever popular C S Lewis Square development in East Belfast. Within walking distance to an abundance of day to day amenities and attraction whilst excellent public transport links and cycle routes provide a direct and short commute in and out of Belfast City Centre. Furthermore the highly regarded Belmont and Ballyhackamore Villages benefitting from the vast array of shopping facilities, restaurants and attractions are also close by. The property itself has been cosmetically updated benefitting from a stylish decor finish, ready for any new fortunate owner to just simply move in and enjoy. Coupled with the quality finish and hugely convenient residential location interest will be particularly high from those seeking their first home. Early internal inspection is encouraged. **KEY FEATURES** Red Brick Townhouse Positioned Within Popular C S Lewis Square Development Bright, Well-Proportioned And Stylish Internal Decor Three Good Bedrooms Lounge With Feature Fireplace Stunning Fitted Kitchen Open Plan To Dining Area Contemporary Shower Room GFCH uPVC Double Glazed Windows Downstairs w/c Enclosed Easy To Maintain Rear Garden Within Close Proximity To A Wealth Of Day To Day Amenities And Attractions Belfast City Centre Is Easily Accessible Early Internal Inspection Is Encouraged

#### UPVC DOOR TO...

#### ENTRANCE HALL

Alarm panel. Laminated wooden floor.

#### LOUNGE

4.34m x 4.14m (14'3" x 13'7")

Feature fireplace with gas fire inset. Laminated wooden flooring.

#### STUNNING FITTED KITCHEN OPEN PLAN TO DINING AREA

5.16m x 4.88m (At widest points) (16'11" x 16'0" (At widest points))

One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with stainless steel door

furniture and laminated work surfaces. Integrated four ring gas hob and built in oven with chimney extractor hood. Plumbed for washing machine. Space for fridge / freezer. Partly tiled walls. Ceramic tiled flooring. Large under stairs storage. Ample dining area. Worcester gas fired boiler. uPVC door to enclosed rear garden.

#### DOWNSTAIRS DUAL FLUSH W/C

Wash hand basin with chrome dual mixer tap and tiled splash back. Ceramic tiled flooring. Extractor fan.

#### FIRST FLOOR

##### BEDROOM ONE

3.63m x 3.07m (11'11" x 10'1")

Large built in wardrobe.

##### BEDROOM TWO

3.71m x 3.18m (12'2" x 10'5")

Built in sliding wardrobe.

##### BEDROOM THREE

2.72m x 2.46m (8'11" x 8'1")

#### CONTEMPORARY SHOWER ROOM

Comprising fully tiled walk in shower cubicle with thermostatically controlled shower unit with telephone hand shower and overhead drencher. Floating vanity unit with inset sink and chrome dual mixer tap. Dual flush w/c. Heated towel rail. Partly tiled walls. Recessed spotlighting. Extractor fan. PVC ceiling.

#### OUTSIDE

Garden area to front. Side access. Enclosed easy to maintain paved patio rear garden bordered by fencing. Outside tap / light.



For full EPC please contact the branch





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