



Belmont Avenue,

**Offers in the region of  
£174,950**



**Reeds Rains**

• Since 1868 •

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



## Belmont Avenue, Belfast

### Offers in the region of £174,950

We are delighted to present to the open market this well presented three storey mid terrace property. Internally the property has been finished to a high standard throughout with bright accommodation comprising four bedrooms, spacious through lounge dining room with black cast iron fireplace, fitted kitchen and bathroom with white suite. Further benefits include oil fired central heating, double glazed windows and enclosed yard to rear. Ideally positioned just off the Earlswood Road within this highly regarded residential location, and within walking distance of the ever popular Belmont and Ballyhackamore villages and their wide range of day to day amenities to include popular restaurants and coffee shops. Public transport links for city commuting, many leading schools and George Best City Airport are also close at hand. Properties of this style within this location when presented to the open market have a proven track record for creating strong demand. In order to avoid disappointment, early viewing is strongly recommended.

#### ACCOMMODATION

Front door, entrance hall, cornice work

#### SPACIOUS THROUGH LOUNGE DINING ROOM

7.54m x 3.38m (24'9" x 11'1")

Bay window, black cast iron fireplace, ample dining area, double doors to kitchen

#### FITTED KITCHEN

4.52m x 2.06m (14'10" x 6'9")

Single drainer bowl and one half stainless steel sink unit with mixer taps, excellent range of high and low level units with laminate work surfaces, tiled splash back, plumbed

for washing machine, glazed display cabinets, recessed low voltage spotlights, built in oven and four ring ceramic hob, stainless steel chimney extractor fan, door to garden

#### FIRST FLOOR

##### BEDROOM ONE

4.44m x 3.18m (14'7" x 10'5")

Cornice work, ceiling rose

##### BEDROOM TWO

3.25m x 2.79m (10'8" x 9'2")

##### BATHROOM

White suite, panelled bath with chrome mixer taps and telephone hand shower, tiled splash back, electric shower, pedestal wash hand basin with mixer taps, tiled splash back, low flush WC, airing cupboard with built in shelving

#### SECOND FLOOR

##### BEDROOM THREE

4.44m x 3.35m (14'7" x 11'0")

Dormer window

##### BEDROOM FOUR

3.25m x 2.77m (10'8" x 9'1")

Velux window

#### OUTSIDE

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



For full EPC please contact the branch





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59   D
39-54	E	45   E	
21-38	F		
1-20	G		