



Donegall Avenue,

£77,500



Reeds Rains

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Donegall Avenue, Belfast

£77,500

We are delighted to market this mid terrace property located in a popular and convenient location set between Tates Avenue and Donegall Road. The property offers easy access to the Lisburn Road, City Hospital, Belfast City Centre and much more within close proximity. Trains and bus routes to Belfast City centre and beyond are also on the doorstep. Internally this property offers living room with open plan kitchen/dining area leading to utility room on the ground level whilst the first floor boasts bathroom and two bedrooms. This home would of originally had a third bedroom and this could easily be reverted back to it's original accommodation. Externally there is a fully enclosed rear yard. Other benefits include fully double glazed windows and oil fired central heating. Sure to attract interest especially with the first time buyer and landlord markets. We fully recommend internal inspection. Viewing is by appointment through Reeds Rains Ormeau Road on 028 9068 0420.

PVC FRONT DOOR

INNER PORCH

Laminate wood floor. Glazed hardwood door to:-

HALLWAY

Laminate wood floor. Under stair storage cupboard.

LIVING ROOM

3.68m x 2.82m (12'1" x 9'3")

Laminate wood floor. Feature fireplace with electric inset fire. Front aspect.

KITCHEN / DINING AREA

4.44m x 3.25m (14'7" x 10'8")

Excellent range of high and low level units with several display units. Built in electric oven. 4 ring ceramic hob. Stainless steel chimney hood extractor fan. Stainless steel

1.5 drainer sink unit with swan neck mixer taps. Tiled floor. Part tiled walls. Space for free standing fridge/freezer.

Door to:-

UTILITY ROOM

Tiled floor. Plumbed for washing machine. Door to rear yard.

STAIRS TO:-

FIRST FLOOR LANDING

Access to loft.

BEDROOM 1

4.57m x 3.56m (15'0" x 11'8")

Front aspect.

BEDROOM 2

3.20m x 2.34m (10'6" x 7'8")

Rear aspect. Hotpress.

BATHROOM

2.06m x 1.85m (6'9" x 6'1")

Corner shower cubicle with electric shower. Pvc panelled walls. Low flush WC. Pedestal wash hand basin with mixer taps. Heated towel rail. Pvc tongue and groove ceiling. Low voltage spotlights.

FLOORED LOFT

4.47m x 3.20m (14'8" x 10'6")

Fully floored loft. Storage eaves. Skylight x2.

OUTSIDE

Enclosed rear yard. Oil fired boiler. PVC tank.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



For full EPC please contact the branch

