



Lennox Avenue,

**Offers in the region of
£219,950**



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Lennox Avenue, Belfast

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This much loved extended semi-detached property offers spacious living accommodation and benefits from a quiet setting in the popular Four Winds area. Opportunities to purchase such a lovely home do not come along too often and we are sure this one will appeal to a wide range of purchasers that want only the best on offer. The house has been meticulously prepared for the open market ensuring a pleasurable lifestyle for many years to come! Downstairs comprises of an entrance hall, front living room, kitchen and extended dining room/snug area. Upstairs offers three well-proportioned bedrooms and walk in shower room with white suite. The property boasts a well presented garden laid in lawn to the front with driveway leading to the detached garage which is divided into utility area/studio. The rear of the property offers a quaint courtyard with built in seating making it perfect for hosting a get together with family and friends on a sunny day! The garage is currently divided and would be ideal for a home office/studio and an ideal home working environment in today's climate. The home is further complimented with a large games room with built in bar and surround sound. Lennox Avenue is a very convenient place to live with easy access to Belfast City Centre, leading schools and Forestside shopping centre. There is plenty of local transport available and a range of local amenities including the impressive Four Winds bar and restaurant. To arrange a viewing or for further information please contact Reeds Rains Ormeau Road on 02890 680 420.

UPVC DOUBLE GLAZED FRONT DOOR
Matching side panels.

INNER PORCH
Tiled floor. Glazed hardwood door to:-

ENTRANCE HALL
Cornice work. Under stair storage cupboard.

LOUNGE
3.96m x 3.38m (13'0" x 11'1")
Cornice work. Front aspect.

EXTENDED DINING ROOM / FAMILY ROOM
6.86m x 3.18m (22'6" x 10'5")
Solid wood flooring. Cornice work. Pvc French doors to rear courtyard.

KITCHEN
3.51m x 2.13m (11'6" x 7'0")
Excellent range of high and low level units. Built in electric oven. 4 ring glass hob. Over head stainless steel extractor

fan. Part tiled walls. Stainless steel single drainer sink unit with mono tap. Integrated fridge. Plumbed for dishwasher. tongue and groove ceiling. Spotlights. Upvc double glazed rear door. Tiled floor.

STAIRS TO FIRST FLOOR
Landing access to part floored attic.

BEDROOM 1
3.71m x 3.35m (12'2" x 11'0")
Built in wardrobes with concealed gas boiler. Rear aspect.

BEDROOM 2
3.86m x 3.40m (12'8" x 11'2")
Front aspect.

BEDROOM 3
2.92m x 2.18m (9'7" x 7'2")
Front aspect. Built in shelved storage.

BATHROOM
1.93m x 1.75m (6'4" x 5'9")
Low flush WC. Compact white gloss vanity unit with basin and mono tap. Chrome heated towel rail. Walk in shower with thermostatically controlled shower and glass screen. Tiled floor. Part tiled walls. Tongue and groove ceiling.

OUTSIDE
Driveway. Front garden laid in lawn. Rear paved courtyard with fixed seating area's and wall mounted lighting.

DETACHED GARAGE
3.58m x 2.51m (11'9" x 8'3")
Up and over door. Partition wall divided into utility and studio. Plumed for washing machine. Power and lighting. Studio 10'5 x 7'4. Range of high and low level units. Stainless steel single drainer sink unit with mono tap. Pvc French doors onto courtyard. Access to:-

SHOWER ROOM
2.97m x 2.54m (9'9" x 8'4")
Low flush WC. Pedestal wash hand basin with mono tap. Tiled floor. Tiled walls. Walk in shower with 'Redring' electric shower. Low voltage spotlights. Access to:-

GAMES ROOM
7.24m x 5.03m (23'9" x 16'6")
Range of low level units. Stainless steel single drainer sink unit with mono tap. Built in bar. Power and lighting. Recessed speakers. Pvc French doors to courtyard.

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

