



Balfour Avenue,

£139,950



Reeds Rains

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Balfour Avenue, Ormeau Road, Belfast

£139,950

We are delighted to market this most attractive mid terrace home, which is well appointed for accessing Queens University, the Gasworks, or further afield to Cathedral Quarter and all parts of Belfast easily reachable by the Lagan towpath and cycle track. Located with only a short brisk walk to Belfast City Centre, on a bus route, Lanyon Place rail station and close to many leading restaurants, cafes, evening entertainment, gyms and other amenities. Situated 2 minutes from Ormeau Park and 5 minutes from Botanic Park, it is the perfect location for those who want to enjoy two of the city's best loved green spaces. Ideally suited for first time buyers, who require little to do but move in, or investors, seeking a fruitful rental income, given the growing residential potential now being experienced in the lower Ormeau area. In brief, the accommodation comprises three bedrooms with bathroom and shower room on the upper floors, whilst the ground level offers living through to dining room and kitchen. Gas fired central heating and double glazing throughout, add to the many features. Viewing is a must and can be arranged through Reeds Rains Ormeau Road office on 02890 680420.

GLAZED HARDWOOD FRONT DOOR
Glazed panels.

INNER PORCH
Tiled floor. Cornice work.

ENTRANCE HALL
Hardwood flooring. Cornice work.

LIVING ROOM
3.73m x 2.79m (12'3" x 9'2")
Hardwood flooring. Front aspect. Through to:-

DINING ROOM
3.51m x 2.95m (11'6" x 9'8")
Hardwood flooring. Under stair storage cupboard. Rear aspect.

KITCHEN
4.39m x 2.34m (14'5" x 7'8")
Excellent range of high and low level units. Glazed display units. Integrated fridge/freezer. Built in electric 'Belling' oven. 4 ring 'Hotpoint' hob. Over head extractor hood. Plumbed for washing machine. Gas boiler. Part tiled walls.

Stainless steel 1.5 drainer sink unit with swan neck mono tap. Hardwood rear door.

STAIRS TO:-

FIRST FLOOR LANDING
Shelved storage cupboard.

BEDROOM 1
3.84m x 3.68m (12'7" x 12'1")
Hardwood flooring. Front aspect. Built in storage.

BEDROOM 2
3.15m x 2.34m (10'4" x 7'8")
Hardwood flooring. Rear aspect.

BATHROOM
2.54m x 2.44m (8'4" x 8'0")
Low flush WC. Floating wash hand basin with mixer taps. Panelled bath with mixer taps and 'Gainsborough' electric shower. Part tiled walls.

SHOWER ROOM
Enclosed shower cubicle with 'Gainsborough' electric shower and pvc panelled wall. Extractor fan.

SECOND FLOOR
Skylight.

BEDROOM 3
4.27m x 3.53m (14'0" x 11'7")
Hardwood flooring. Skylight.

OUTSIDE
Enclosed rear yard.

FLOOR PLAN

MORTGAGE ADVICE
Available in branch.

HOUSE TO SELL?
Call our office to arrange to a free no obligation sales appraisal.

Laser Tape Clause

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

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only



For full EPC please contact the branch

