



Tates Avenue,
BT12 6ND

£129,950



Reeds Rains

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164 Bates Avenue, Belfast, BT12 6ND
£129,950

This stunning recently refurbished mid terrace home is immaculately presented throughout and is located on the popular Bates Avenue of South Belfast. All that the City Centre has to offer is within a short journey and is easily accessible by foot, rail or road. This property is sure to attract interest from young couples, first time buyers and investors alike due to a fruitful rental return. Both the Lisburn and Boucher Roads are within ambling distance as well as main arterial routes including M1 and Westlink motorways. The internal accommodation is bright and spacious spread over two floors. The ground level offers a large open plan living area through to luxury fitted kitchen and bedroom three. Upstairs offers two further bedrooms and contemporary bathroom in white suite. Externally this fine home benefits from forecourt to the front and fully enclosed rear yard which will be ideal for entertaining. Gas fired central heating and double glazing add to the list of fine features this wonderful home has to offer. Only upon internal appraisal can one fully appreciate what this home has to offer. To arrange a viewing or for further information please contact Reeds Rains on 02890680420.

GLAZED HARDWOOD FRONT DOOR

ENTRANCE HALL

Laminate hardwood flooring. Glazed hardwood door to:-

LIVING ROOM OPEN TO KITCHEN

6.88m x 4.17m (22'7" x 13'8")

Laminate hardwood flooring. Bright dual aspect. Excellent range of high and low level units. Breakfast bar. Built in 'Beko' electric oven. 4 ring 'Beko' hob. Concealed over

head extractor fan. White gloss sink unit with swan neck mixer taps. Concealed gas boiler. Part white gloss tiled walls. Concealed washing machine. Space for tumble dryer. Recessed spotlights. Pvc rear door.

BEDROOM 3

2.54m x 1.91m (8'4" x 6'3")

Laminate hardwood flooring. Rear aspect. Ideal home office.

STAIRS TO FIRST FLOOR

BEDROOM 1

4.19m x 3.10m (13'9" x 10'2")

Front aspect. Newly fitted carpet.

BEDROOM 2

2.90m x 2.03m (9'6" x 6'8")

Rear aspect. Newly fitted carpet.

BATHROOM

3.73m x 2.03m (12'3" x 6'8")

Low flush WC. White gloss vanity unit with basin, under storage and mono tap. Panelled bath with mixer taps and telephone hand shower. Walk in shower cubicle with thermostatically controlled shower with dual heads. Part grey gloss tiled walls. Chrome heated towel rail. Extractor fan. Recessed spotlights.

OUTSIDE

Front forecourt laid in loose stones. Fully enclosed rear yard part artificial grass / part loose stones. External power outlet.

FLOOR PLAN

Not to scale.

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



