

simonBRIEN
RESIDENTIAL

24 Nevis Avenue,
Belfast, BT4 3AE



Asking Price £132,500

Telephone 02890 595555
www.simonbrien.com



KEY FEATURES

- Spacious mid terrace residence
- Spacious lounge open plan to dining room
- Fully fitted kitchen
- White bathroom suite
- Three bedrooms
- uPVC double glazing
- Gas fired central heating
- Enclosed rear courtyard

SUMMARY

This two and half storey mid terrace is ideal for a first time buyer or investor seeking access to the property market. The ground floor has an entrance hall, lounge open plan to dining room and a fitted kitchen. Upstairs there are two bedrooms and a third bedroom on the second floor.

The property benefits from gas heating and double glazing.

We would recommend viewing at your earliest convenience.

ACCOMMODATION

GROUND FLOOR

Entrance door.

ENTRANCE HALL:

Wood laminate flooring.

THROUGH LOUNGE:

23' 2" x 8' 2" (7.06m x 2.49m)

Wood laminate flooring.

KITCHEN:

12' 2" x 8' 9" (3.71m x 2.67m)

Full range of high and low level units, 4 ring ceramic hob and under oven, plumbed for washing machine, stainless steel single drainer sink unit, partly tiled walls, ceramic tiled floor.

FIRST FLOOR RETURN

BATHROOM:

White suite comprising: Panelled bath with mixer taps, instant heat electric shower, low flush WC, pedestal wash hand basin with mixer taps.

FIRST FLOOR

BEDROOM (1):

11' 10" x 9' 9" (3.61m x 2.97m)

BEDROOM (2):

10' 2" x 7' 9" (3.1m x 2.36m)

Wood laminate flooring.

BEDROOM (3):

10' 2" x 9' 4" (3.1m x 2.84m)

OUTSIDE

Enclosed yard area to rear.

RATES: £673.86



Ground Floor



First Floor

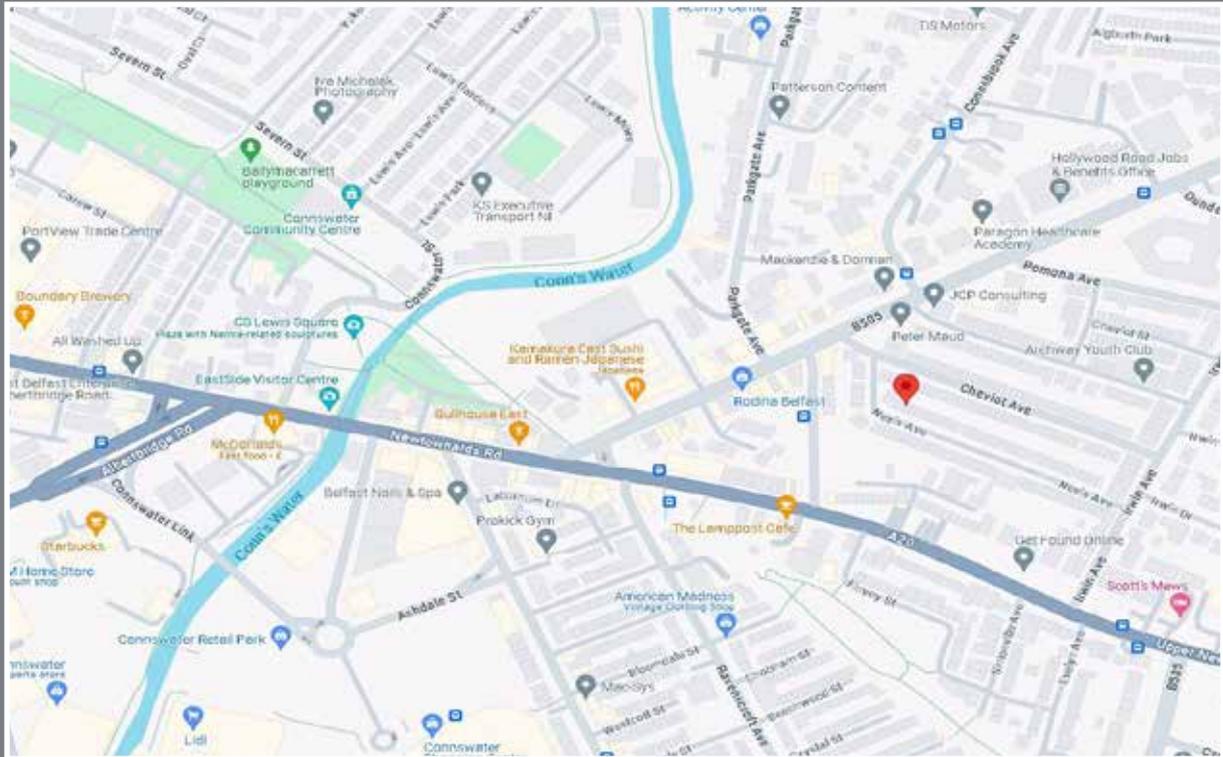


Second Floor



This plan is for illustrative purposes only. Plan produced using PlanUp.

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: SHJD/C/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E	54 E	
21-38	F		
1-20	G		

EPC REF: 9901-5216-2929-8990-8843

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.