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43 Lisburn Avenue  
Lisburn Road, Belfast  
BT9 7FX

Offers Over £199,500

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- SUBSTANTIAL MID TERRACE IN A PRIME LOCATION JUST OFF LISBURN ROAD
  - LOUNGE OPEN PLAN TO DINING ROOM
  - OPEN PLAN LUXURY FITTED KITCHEN WITH BREAKFAST AREA/UTILITY AREA
  - 2 DOUBLE BEDROOMS
  - BATHROOM WITH WHITE SUITE/GROUND FLOOR CLOAKROOM WITH WC
  - EXCEPTIONALLY WELL PRESENTED THROUGHOUT/IDEAL FOR OWNER OCCUPIERS OR INVESTORS
  - GAS CENTRAL HEATING/DOUBLE GLAZED WINDOWS
  - REAR YARD SITTING AREA
  - WITHIN WALKING DISTANCE OF QUEEN'S UNIVERSITY AND BELFAST CITY HOSPITAL
  - CONVENIENT TO A WIDE RANGE OF AMENITIES INCLUDING SHOPS, RESTAURANTS AND PUBLIC TRANSPORT

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#### PROPERTY COMPRISES

This well presented mid terrace property is ideally located in one of the most sought after avenues just off Lisburn Road.

The property is well presented by the current owners and offers well proportioned accommodation which briefly comprises a good sized lounge which is open plan to the dining room and fitted kitchen with breakfast area on the ground floor.

On the first floor there are two bedrooms and a bathroom with white suite.

The property also benefits from gas fired central heating and double glazed windows.

In addition there is an enclosed rear yard sitting area.

Situated close to many local amenities on Lisburn Road, including shops and public transport, as well as being convenient to Belfast City Centre and Queens University, this delightful property is ideal for either owner occupiers or investors and viewing is highly recommended.

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East Belfast Office  
223a Upper Newtownards Road,  
Belfast, BT4 3JD  
028 9065 5060

South Belfast Office  
485 Lisburn Road,  
Belfast, BT9 7EZ  
028 9066 1111

Bangor Office  
69 High Street,  
Bangor, BT20 5BD  
028 9147 9797

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#### PROPERTY DETAILS AND DIMENSIONS

Hardwood front door with glazed inset to..

ENTRANCE HALL Laminate wood effect floor

LOUNGE 14' 2" x 9' 1" (4.32m x 2.77m) Laminate wood effect floor, open arch to..

DINING ROOM 10' 11" x 9' 10" (3.33m x 3m) Under stairs storage, open arch to..

KITCHEN WITH BREAKFAST AREA 13' 8" x 12' 2" (4.17m x 3.71m) Extensive range of high and low level units, work surfaces, Bosch 4 ring hob with electric oven under and extractor fan over, housing for fridge freezer, work surfaces, part tiled walls, island unit with single drainer stainless steel sink unit with mixer tap, integrated dishwasher and breakfast bar, low voltage spots, skylight, uPVC double glazed door to rear

UTILITY SPACE Plumbed for washing machine, gas fired boiler

CLOAKROOM White suite comprising low flush wc, pedestal wash hand basin, low voltage spots

#### 1ST FLOOR

LANDING Study/office area

BEDROOM 13' 1" x 10' 5" (9.47m x 3.18m)

BEDROOM 10' 11" x 7' 8" (3.33m x 2.34m)

BATHROOM White suite comprising tiled panelled bath with splash tiling, low flush wc, pedestal wash hand basin with splash tiling, tiled floor, extractor fan, chrome heated towel rail

OUTSIDE Enclosed rear yard sitting area

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