



39 GLENVIEW AVENUE, BELFAST, BT5 7LZ

- A Most Outstanding And Exceptionally Well Presented Semi Detached Property Occupying A Prime Elevated Setting Within This Highly Desirable And Convenient Residential Location
- Impressive Views Over Belfast To Include H & W Cranes And Belfast Port
- Lounge With Tiled Fireplace And Oak Effect Laminated Timber Floor
- Dining Room With Pine Floor
- Luxury Fitted Kitchen With Integrated Appliances
- Three Bedrooms (One With Panoramic Views Over Belfast)
- Luxury Bathroom With Contemporary White Suite To Include Shower Bath And Chrome Finish Heated Towel Rail

PRICE: OFFERS IN THE REGION OF £174,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D65

REF:RM030720HG

- Front Garden Laid In Lawn / Driveway With Carport
 - Enclosed Patio Garden To Rear
 - Gas Fired Central Heating System
 - PVC Double Glazed Windows
 - PVC Fascias And Soffits
- This superb property is perfectly located for commuting to the city centre and easy access to local shops and supermarkets, we strongly recommend viewing

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

PVC entrance door and side panels. Oak effect laminated timber floor. Storage under stairs. Coving.

LOUNGE:

4.79m (15'9") x 3.58m (11'9")

Tiled fireplace and hearth. Oak effect laminated timber floor. Coving. Views over Belfast and Harland and Wolfe cranes.

DINING ROOM:

3.17m (10'5") x 2.90m (9'6")

Pine floor.



LUXURY FITTED KITCHEN WITH INTEGRATED APPLIANCES:

3.36m (11'0") x 2.70m (8'10")

Range of high and low level units. Wood strip effect work surfaces. Bowl and a half single drainer stainless steel sink unit with mixer tap. Integrated oven and ceramic hob. Extractor hood in stainless steel canopy above. Part tiled walls. Oak effect laminated timber floor. PVC double glazed back door.



FIRST FLOOR:

BEDROOM (1):

4.09m (13'5") x 2.92m (9'7")

Built in robe. Panoramic views over Belfast.



BEDROOM (2):

3.33m (10'11") x 2.92m (9'7")

BEDROOM (3):

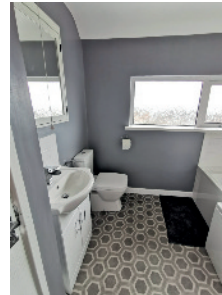
2.95m (9'8") x 2.39m (7'10")

Oak effect laminated timber floor.



LUXURY BATHROOM WITH CONTEMPORARY WHITE SUITE:

Panelled shower bath with mixer tap. Thermostatic shower with shower attachment and drencher head. Vanity unit with wash hand basin and mono style waterfall tap. Close couple low flush wc. Chrome finish heated towel rail. Built in cupboard with Worcester gas fired boiler.



OUTSIDE:

Front garden laid in lawn. Driveway with carport. Enclosed patio garden to rear. Outside tap and light.

DIRECTIONS:

From Ballygowan Road turn into Glen Road then turn right into Glenview Avenue, number 39 is on the right.

TENURE:

The tenure for this property is leasehold and the annual ground rent is £20, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2020 to March 2021 £1035.84

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



39 Glenview Avenue

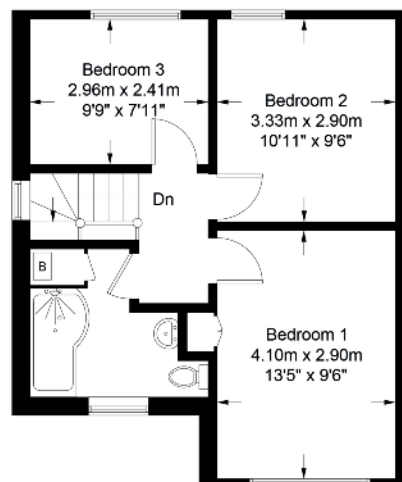
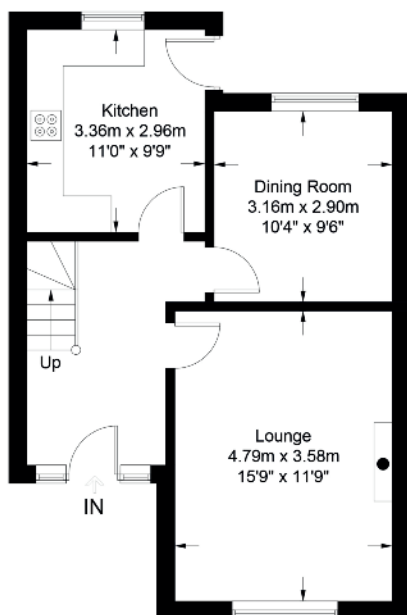
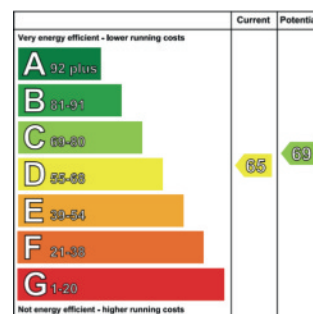
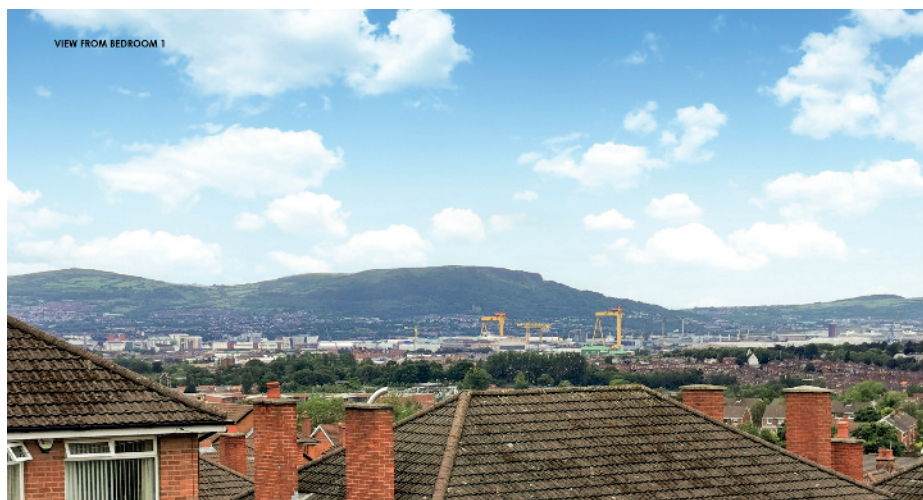


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID653379)



513 Ormeau Road, Belfast, BT7 3GU

T: 02890640640

E: belfast@hgraham.co.uk

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.