



35 DOWNHILL AVENUE

BELFAST BT8 7EF

Offers Around

£149,950



HOUSE - END TERRACE

| 3  | NO  | 2 

Add text here

- Spacious End-Terrace Property on a Fantastic Site Located in the Ever-Popular Belvoir Area of South Belfast
- Front Lounge
- Separate Living/Dining Room
- Fitted Kitchen with a Range of High- and Low-Level Units, Open to Ample Dining Space
- Ground Floor Shower Room with White Suite
- Two Well Proportioned Bedrooms with Additional Dressing Room
- Shower Room with White Suite
- Open Front and Side Garden and Enclosed Rear Garden, Ideal for Outdoor Entertaining and Children at Play
- Gas Fired Central Heating
- UPVC Double Glazing Throughout



ROOM DETAILS

<i>Entrance</i>	<i>STAIRS TO FIRST FLOOR</i>
<i>SPACIOUS RECEPTION HALL:</i>	<i>LANDING:</i>
<i>DOWNSTAIRS SHOWER ROOM:</i>	<i>SHOWER ROOM:</i>
<i>LIVING / DINING ROOM:</i> (16'8" x 11'5")	<i>BEDROOM TWO / DRESSING ROOM / BEDROOM THREE:</i> (15'10" x 9'4")
<i>LOUNGE:</i> (15'9" x 14'5")	<i>BEDROOM ONE:</i> (15'10" x 11'5")
<i>KITCHEN DINER:</i> (15'10" x 12'1")	<i>ROOFSPACE:</i>



DIRECTIONS

Travelling along the Belvoir Road in the direction of Newtownbreda, turn right on to Belvoir Drive. Take the fifth left on to Grays Park, then the first right on to Downhill Avenue. Number 35 is located on the right hand side after the bend in the road.



THE LOCAL AREA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Scan QR code for more details and to arrange a viewing.

OUR BRANCHES

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