



JOHNMINNIS
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LETTING SPECIALISTS



22 Ravenhill Crescent | Belfast, BT6 8JU
ASKING PRICE £139,950



Property Features

- Recently Refurbished Mid Terraced Property
- Beautifully Presented Throughout and Spacious Accommodation
- Spacious Living Room
- Modern Fully Fitted Kitchen
- Two Well Proportioned Bedrooms
- Bathroom with White Suite
- Small Enclosed Rear Courtyard
- uPVC Double Glazing
- Newly Installed Gas Fired Central Heating
- Ease of Access for the City Commuter and Within Walking Distance to a Range of Local Amenities
- Lies within the Catchment Area to a Range of Leading Local Primary and Secondary Schools
- Ideally Suited for the First-Time Buyer or Investor

Accommodation

Ground Floor

Reception Hall

Living Room
11'6" x 9'7"

Dining Room
9'9" x 9'2"

Kitchen
13'1" x 5'7"

Separate WC

First Floor

Landing

Bedroom One
10'6" x 9'4"

Bedroom Two
9'4" x 8'10"

Bedroom Three
6'6" x 5'5"

Bathroom

Outside

Paved Driveway

Enclosed Rear
Garden

For more information
and photographs
regarding the
accommodation in this
property, please visit:
johnminnis.co.uk



This well presented semi detached property is located within walking distance of all the cafes and shops of the bustling Cregagh Road. Also close at hand are many health clubs, George Best City Airport and access to Metro bus links to Belfast city centre.

The property comprises of two reception rooms, fully fitted kitchen, bathroom with white suite and three well proportioned bedrooms. Of particular note is the south facing side garden, ideal for barbecue and outdoor entertaining.

This home is sure to create instant interest to the professional couple or first time buyer and we encourage a viewing at your earliest convenience.



Directions

Ravenhill Crescent can be located off Ravenhill Avenue. Number 22 is at the bottom of the cul-de-sac.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D	64	69
(39 - 54) E		
(21 - 38) F		
(01 - 20) G		
Not energy efficient - higher running costs		



Viewing

By appointment through agent.

Free Valuation

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