

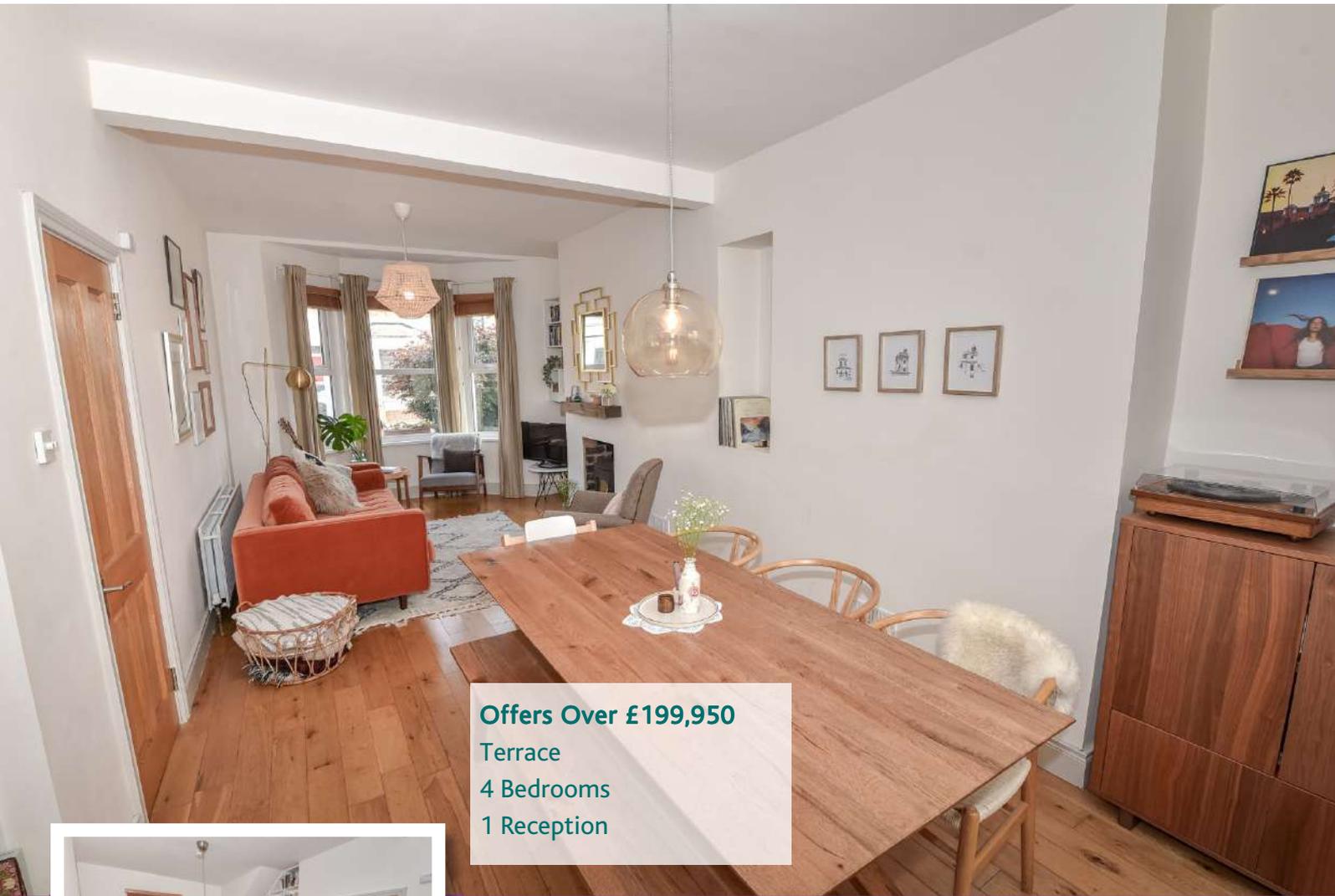


 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

56 Belmont Avenue | Belfast, BT4 3DE
OFFERS OVER £199,950

Scan for Property Details
and to Arrange a Viewing





Offers Over £199,950
Terrace
4 Bedrooms
1 Reception

Property Features

- Immaculately Presented Four Bedroom Mid Townhouse Located just off the Belmont Road in East Belfast
- Within Walking Distance to both Ballyhackamore and Belmont Villages with Their Vast Array of Restaurants, Coffee Shops and Boutiques
- 10 Minute Drive to George Best Belfast City Airport and 15 Minute Drive to Central Belfast
- Within the Catchment Area to many Local Leading Primary and Secondary Schools
- Spanning Approximately 1100 Square Feet Across Three Floors
- Open Plan Living and Dining Room with Wood Burning Stove
- Modern Fitted Kitchen Leading to Rear Courtyard
- Four Well Proportioned Bedrooms
- Spacious Fitted Family Bathroom with Modern White Suite
- Excellent Storage Throughout
- Enclosed Private Rear Courtyard and Gate Access to Rear Alleyway
- Gas Fired Central Heating & UPVC Double Glazing Throughout
- Early Viewing Highly Recommended



Accommodation

Ground Floor

Reception Hall

Open Plan Living / Dining Room
25'2" x 10'7"

Kitchen
13'7" x 7'4"

First Floor

Return

Bathroom

Landing

Bedroom One / Family Room
14'9" x 11'3"

Bedroom Two
10'10" x 9'2"

Second Floor

Bedroom Three
13'7" x 11'11"

Bedroom Four
10'10" x 9'2"

Outside

Front Forecourt

Rear Yard

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



Located off the prestigious Belmont Road in East Belfast, 56 Belmont Avenue is a luxurious four-bedroom mid-townhouse with bright and spacious accommodation throughout. In short, the property comprises of: Four well-appointed bedrooms, modern fitted family bathroom with white suite, open plan living and dining room with wood burning stove and a modern fitted kitchen. Externally the property benefits from a delightful private rear courtyard which is ideal for outdoor entertaining. Further benefits of the property include gas fired central heating and uPVC double glazing throughout.

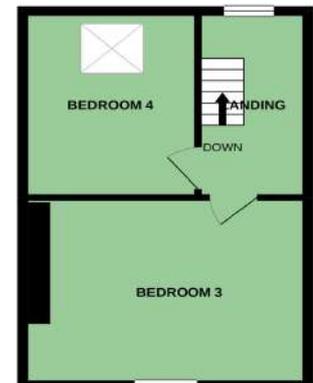
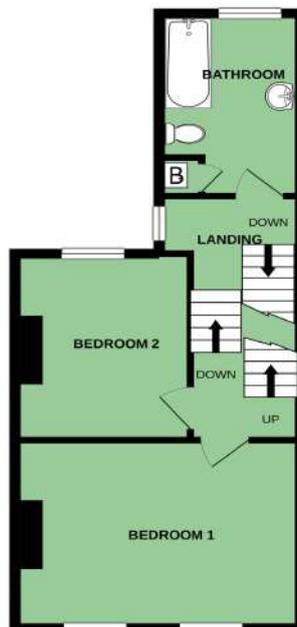
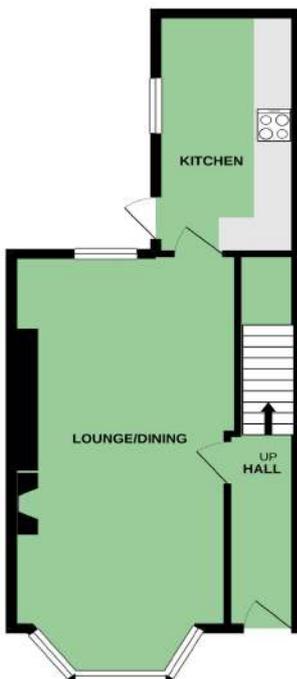
The property is ideally situated within minutes of the bustling villages of Belmont and Ballyhackamore with their range of restaurants and shops. There is immediate access to George Best City Airport, Tesco, Sainsbury and Holywood Exchange, as well as Bannatyne Health and Fitness Club. A short commute to the city centre will be a big advantage for business, work or leisure. Stormont buildings and the Ulster hospital are also only minutes away.

Offering all the benefits of modern living, this property would be perfect for the young professional, investor, first time buyer or downsizer alike. Competitively priced, we believe demand will be high for this property and recommend your earliest viewing.

GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 10/2021

Directions

Coming along Earlswood Road, from the Upper Newtownards Road, Belmont Avenue is located on the last turn on the left hand side before coming onto the Belmont Road. Number 56 is located on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C		69	69
(55 - 68) D			
(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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