

23 Lothair Avenue, Belfast, BT15 2HU

For Sale
Offers Over
£124,950

Attention Investors and first time buyers! An excellent opportunity to purchase this bright, spacious terrace property in a popular and convenient location. The property has been well presented throughout by the current owners and we strongly recommend early viewing to avoid disappointment.



Energy Efficiency Rating D.

T: 028 9080 0000





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 60 D | 67 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

- Impressive mid terrace property in popular residential location
- 4 bedrooms
- Lounge with feature fireplace and archway to
- Dining area
- Ivory shaker style fitted kitchen
- Deluxe shower room
- Double glazing in uPVC frames
- Gas fired central heating
- Enclosed paved to garden to rear
- Highest presentation throughout



GROUND FLOOR

ENTRANCE PORCH: Original tiled floor

ENTRANCE HALL: Laminate wooden flooring, dado rail, original cornicing

LOUNGE: 14' 0" x 10' 8" (4.27m x 3.25m) Laminate wooden flooring, feature tiled fireplace, cornicing, open plan to:

DINING ROOM: 11' 4" x 11' 0" (3.45m x 3.35m)
Laminate wooden flooring

KITCHEN: 11' 9" x 6' 9" (3.58m x 2.06m) Range of high and low level ivory style shaker style units, round edge work surfaces, single drainer stainless steel sink unit, mixer taps, built in oven and hob, stainless steel extractor fan and canopy, wall tiling and ceramic tiled flooring, understair storage

FIRST FLOOR

LANDING: Linen cupboard with Worcester gas fired boiler

BEDROOM 1: 14' 6" x 10' 11" (4.42m x 3.33m)
Laminate wooden flooring

BEDROOM 2: 11' 0" x 8' 10" Max (3.35m x 2.69m)

BATHROOM: Modern white bathroom suite comprising walk in shower room with thermostatically controlled shower, vanity sink unit, low flush WC, fully tiled walls, ceramic tiled flooring, PVC panelled ceiling, extractor fan, chrome heated towel rail.

SECOND FLOOR: Built in storage, access to roofspace

BEDROOM 3: 11' 0" x 8' 10" (3.35m x 2.69m) at max, measured at skirting board level
Painted floorboards, velux window

BEDROOM 4: 14' 7" (at max) x 10' 11" (4.44m x 3.33m) Painted floorboards

OUTSIDE

Enclosed paved garden to rear

Outside store: Plumbed for washing machine, tiled floor, wash hand basin



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Integrity
Respect**

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**Please
call in or
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advice**

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