

FOR SALE



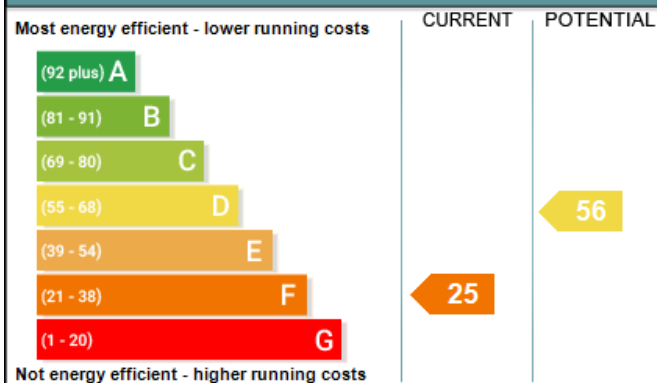
35 Rushfield Avenue, Belfast BT7 3FP

Offers around £99,950
EPC Rating: F25

- Terrace house requiring modernisation
- Two receptions
- Fitted kitchen
- 4 bedrooms
- First floor bathroom
- Enclosed yard
- Close to main arterial routes and local schools
- Partially heated by OFCH

Address: 35, Rushfield Avenue, BELFAST, BT7 3FP
RRN: 0179-2903-0934-2600-6281

Energy Rating



31 Donegall Street, Belfast, BT1 2FG

Tel: 028 9032 5888

www.macfarlanesmyth.com



Rushfield Avenue is directly off the Ormeau Road in South Belfast.

The premises require some modernisation. There are two receptions on the ground floor, with kitchen at the rear. On the first floor are two bedrooms and a bathroom. A further two bedrooms are located on the second floor. Enclosed rear yard at the rear with further outside WC and boiler house.

ACCOMMODATION GROUND FLOOR

Hallway leading to...

FRONT RECEPTION:

4.29m into bay x 3.17m (14' 1" x 10' 5")

Fireplace

REAR RECEPTION

3.20m x 3.30m (10' 6" x 10' 10")

KITCHEN

2.73m x 2.06m (8' 11" x 6' 10")

Range of high and low level units

FIRST FLOOR

LANDING:

BATHROOM:

1.77m x 2.09m (5' 10" x 6' 10")

Bath, WC and sink

BEDROOM (1):

3.23m x 2.62m (10' 7" x 8' 7")

BEDROOM (2):

3.53m x 4.38m (11' 7" x 14' 4")

BEDROOM (3):

3.23m x 2.63m max (10' 7" x 8' 7")

Velux

BEDROOM (4):

3.57m x 4.37m max (11' 8" x 14' 4")

Velux

OUTSIDE

Enclosed yard to rear

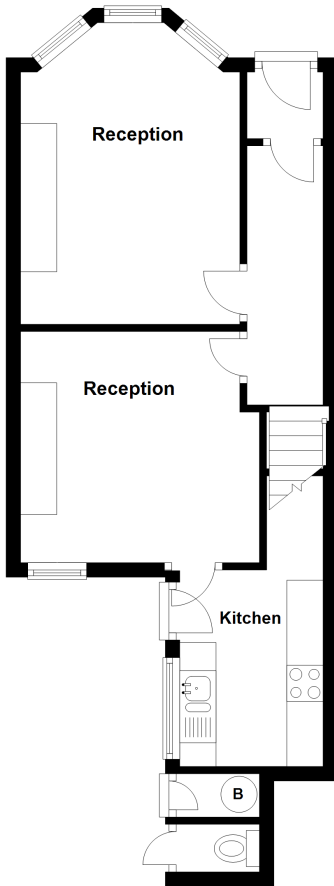
VIEWINGS

Strictly by appointment with Macfarlane & Smyth.

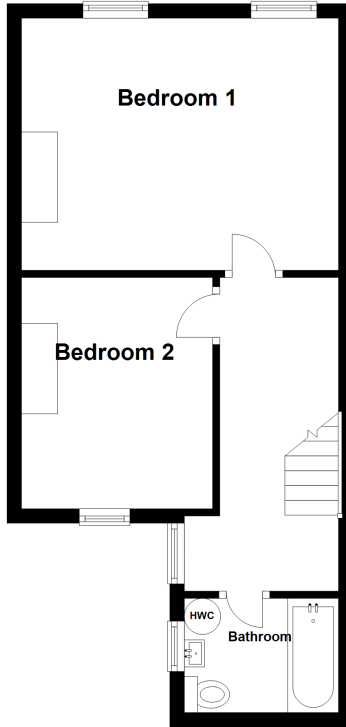




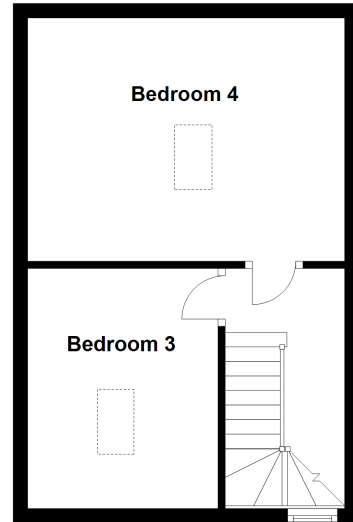
Ground Floor



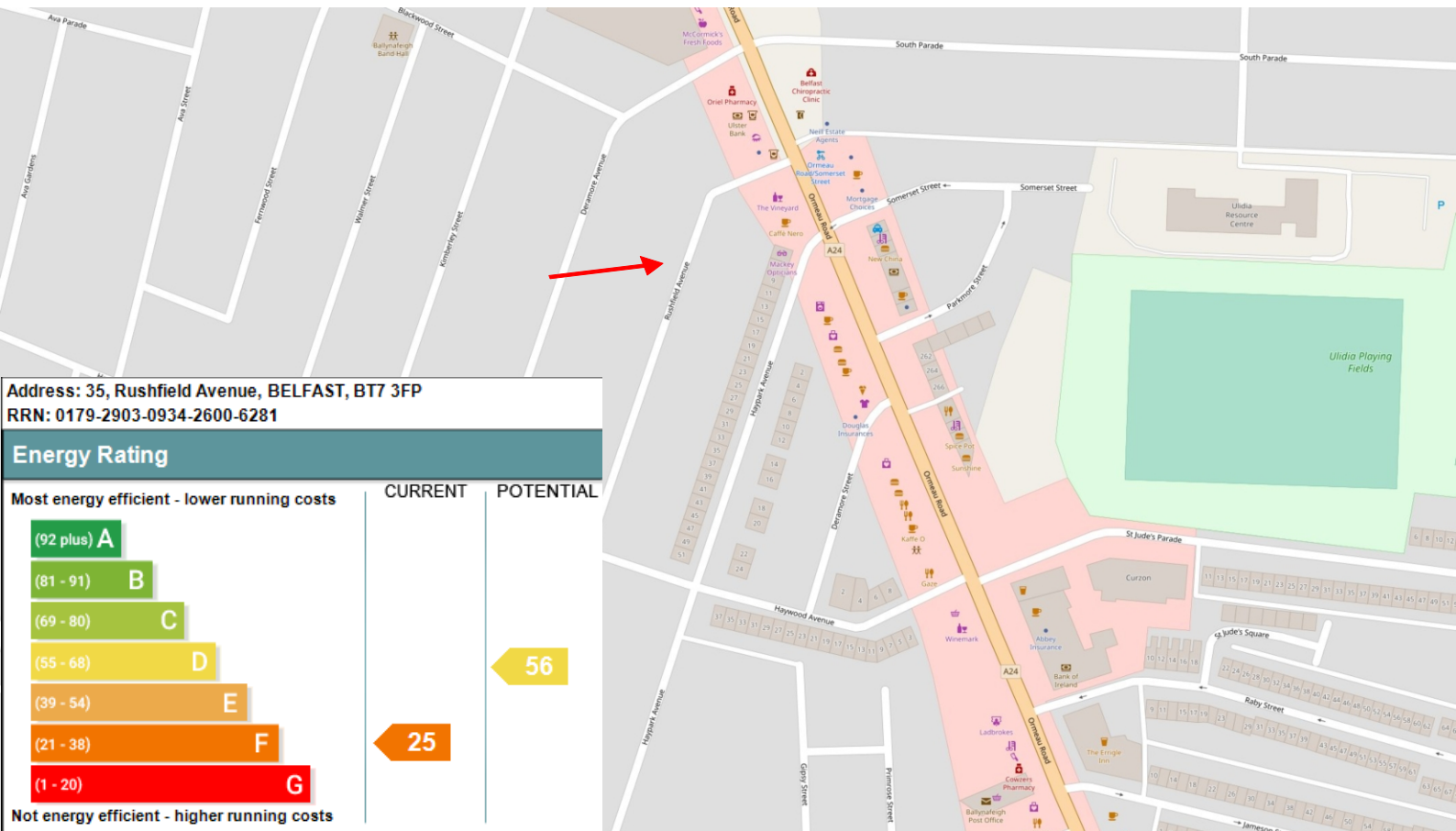
First Floor



Second Floor



Plans may not be to scale, and are for indicative purposes only.



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