



## 22 Irwin Avenue

Belfast  
BT4 3AF

Offers Over  
**£259,950**

- Beautifully Presented Red Brick Townhouse, Located On The Popular Irwin Avenue
- Bright & Spacious Accommodation Throughout
- Four Well Proportioned Bedrooms, Principal Bedroom With Feature Bay Window
- Modern Kitchen, With Casual Dining
- Spacious Living Room, With Feature Bay Window
- Contemporary White Suite Bathroom & Modern Downstairs Shower Room
- Oil Fired Central Heating & uPVC Double Glazing Throughout
- Enclosed Forecourt & Rear Yard Laid In Timber Decking, With Boiler House & Storage
- Convenient Public Transport Links To Belfast City Centre

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	40 E	
21-38	F		
1-20	G		