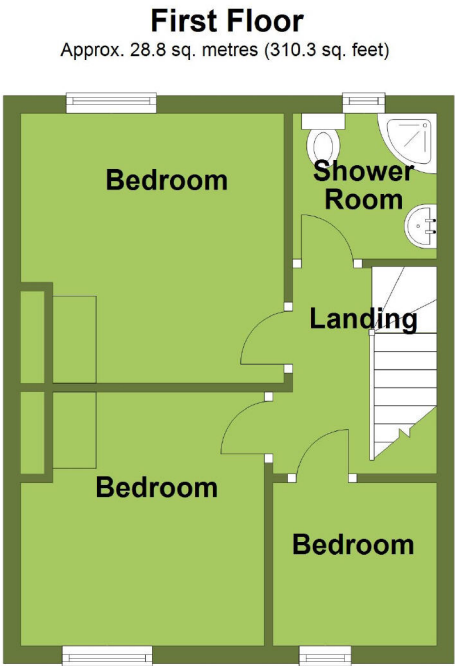
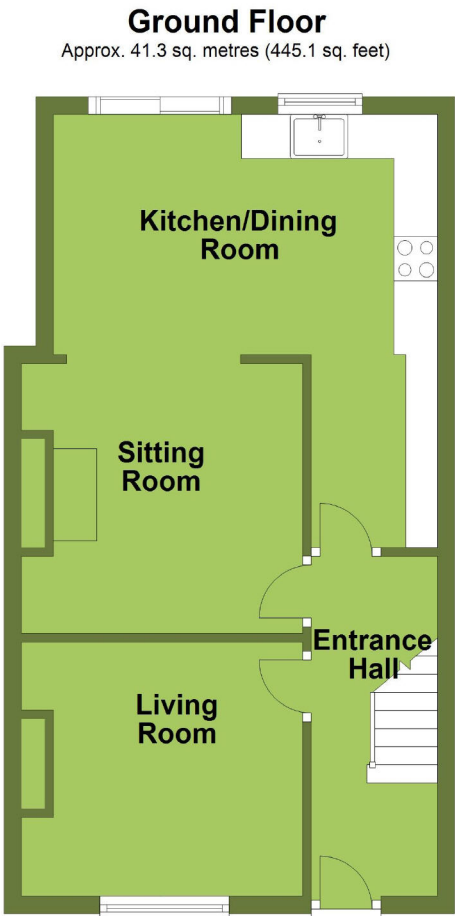
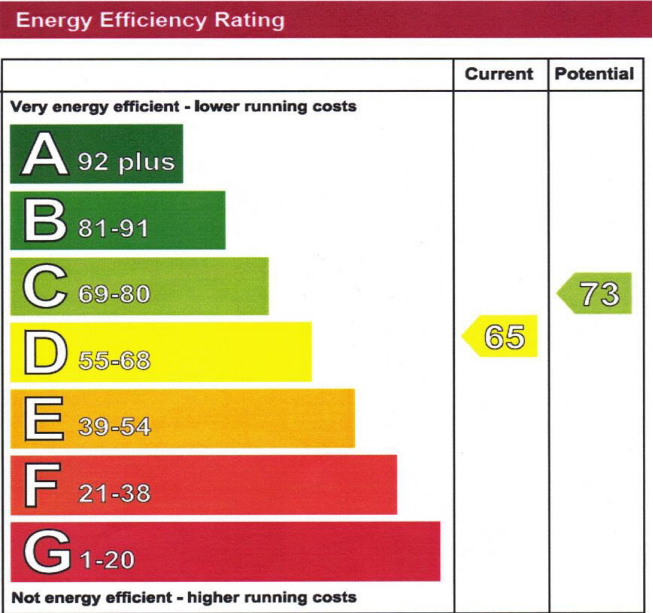


Energy Performance Rating for this property: **D65**



Total area: approx. 70.2 sq. metres (755.4 sq. feet)  
Plan prepared by EASS ' www.eassni.com ' To be used a a guide only  
Plan produced using PlanUp.



Steve Hewlett Associates

“EXTENDED MID TERRACED HOUSE”



**FOR SALE**  
5 Ava Crescent  
Belfast, BT7 3DU

**£167,500**    **€195,500**

- Three bedrooms
- Two reception rooms
- Spacious kitchen/dining room
- Gas central heating
- Double glazed windows
- Gardens front and rear
- Recently redecorated
- Cul-de-sac location
- No onward chain
- Close to local shop

An attractive, recently redecorated, three bedroom mid terraced house having been the subject of an excellent ground floor extension to provide a most spacious kitchen/dining/family area. Complemented by gardens to front and rear (with westerly aspect), this property is situated in a convenient location within walking distance of both the Ormeau Road and Stranmillis.

Recreational facilities associated in and around the River Lagan, Botanic Gardens and Ormeau Park are all close by and with easy access to both the city and Forestside Shopping Centre further confirms the excellent positioning of this property.

An excellent opportunity to purchase for potential first time purchasers with accommodation immediately available to move into and further benefiting from gas central heating and double glazed windows.

Steve Hewlett Associates

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THE ACCOMMODATION COMPRISES

ENTRANCE

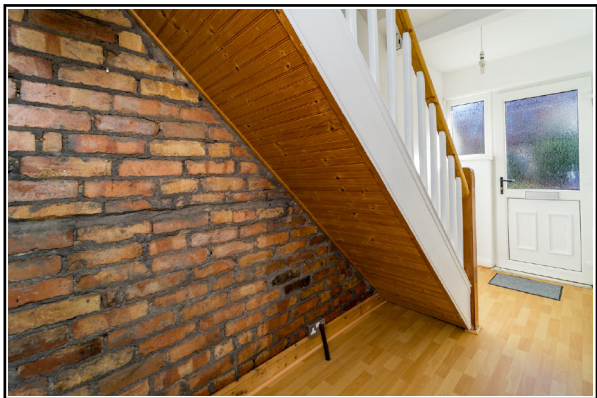
Covered storm porch, half glazed PVCu door to:

RECEPTION HALL

Laminated wood flooring, radiator, PVCu double glazed window to front, large under-stairs alcove with feature brick wall and pine panelling, staircase to first floor.

FRONT RECEPTION ROOM

9' 7 x 9' 6 (2.92m x 2.90m) plus alcoves to side of chimney breast. PVCu double glazed window to front, laminated wood flooring, picture rail, radiator, meter cupboard.



REAR RECEPTION ROOM

10' 9 x 10' 0 (3.28m x 3.05m) into alcoves to side of chimney breast. Laminated wood flooring, picture and dado rails, radiator, through to:

L-SHAPED KITCHEN DINING ROOM

16' 7 x 14' 9 (5.05m x 4.50m) [maximum] single drainer stainless steel sink unit with mixer tap above and cupboards below, further range of modern base and wall storage units, extensive laminated work surfaces incorporating 4 ring ceramic hob with extractor hood above and oven below. Plumbing for washing machine and dishwasher, space for further modern appliances. Wall mounted gas central heating boiler, two radiators, ceramic tiled flooring. Sliding patio door, with similar window adjacent and Velux windows above, leading to rear garden.



FIRST FLOOR LANDING

Access to loft storage space.

BEDROOM ONE

10' 3 x 10' 0 (3.12m x 3.05m) with PVCu double glazed window to rear, radiator, cast iron victorian feature fireplace.



BEDROOM TWO

9' 7 x 9' 3 (2.92m x 2.82m) with PVCu double glazed window to front, radiator, cast iron victorian feature fireplace.

BEDROOM THREE

6' 9 x 6' 3 (2.06m x 1.91m) with PVCu double glazed window to front, radiator.

SHOWER ROOM

Fully tiled walls to corner shower cubical with sliding doors and thermostatically controlled shower above, wash hand basin in vanity unit with storage below and low level w.c. Towel radiator, PVCu double glazed window to rear, extractor fan, tile effect flooring.



OUTSIDE

Easily maintained garden to front with post and rail fence, trees and shrubs. Rear garden laid to paved patio, garden shed, rear pedestrian access.

