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43 Adelaide Avenue

Lisburn Road
 BT9 7FY

Offers Over £165,000

43 ADELAIDE AVENUE, BELFAST, BT9 7FY

- End Terrace Property in an Exceptionally Convenient Location
- Generous Lounge Open Plan to Dining Room
- Fitted Kitchen
- 3 Bedrooms
- Shower Room with White Suite
- Gas Central Heating
- South Facing Stoned Area to Side and Enclosed Rear Yard
- Well Presented Throughout
- Convenient to a Wide Range of Amenities Including Shops, Restaurants and Public Transport

This well presented end terrace property is ideally located just off Lisburn Road.

The property is well presented by the current owners and offers well proportioned accommodation with a generous open plan lounge and dining room and three good sized bedrooms. In addition the property benefits from gas central heating and double glazed windows.

Situated close to many local amenities on Lisburn Road, including shops and public transport, as well as being convenient to Belfast City Centre and Queens University, this delightful property is ideal for either owner occupiers or investors and viewing is highly recommended.







Property Comprise s

Hardwood front door with glazed inset to..

ENTRANCE PORCH

Laminate wood effect floor

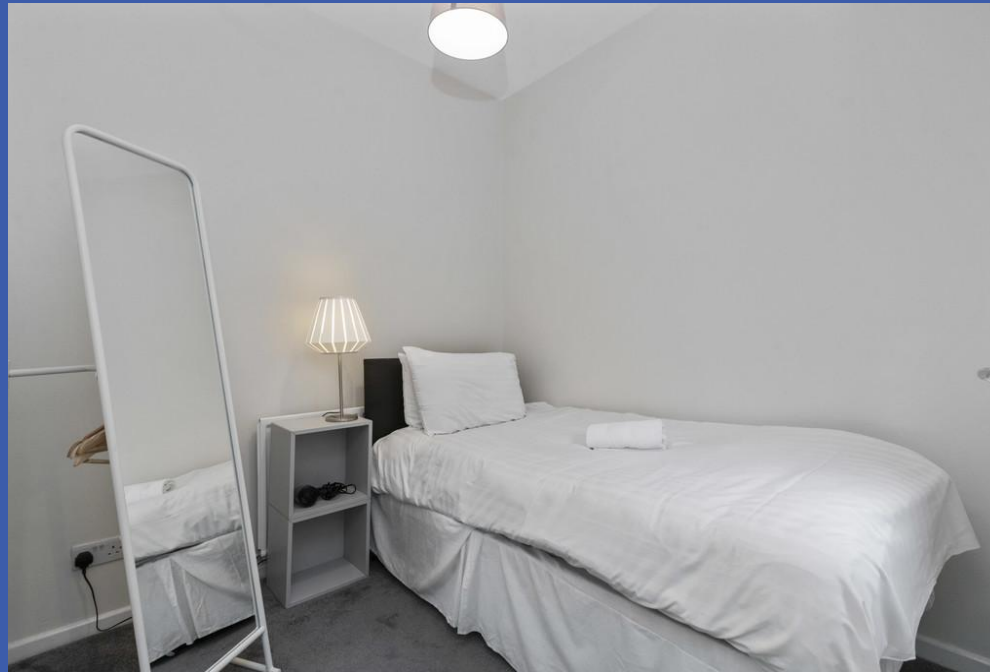
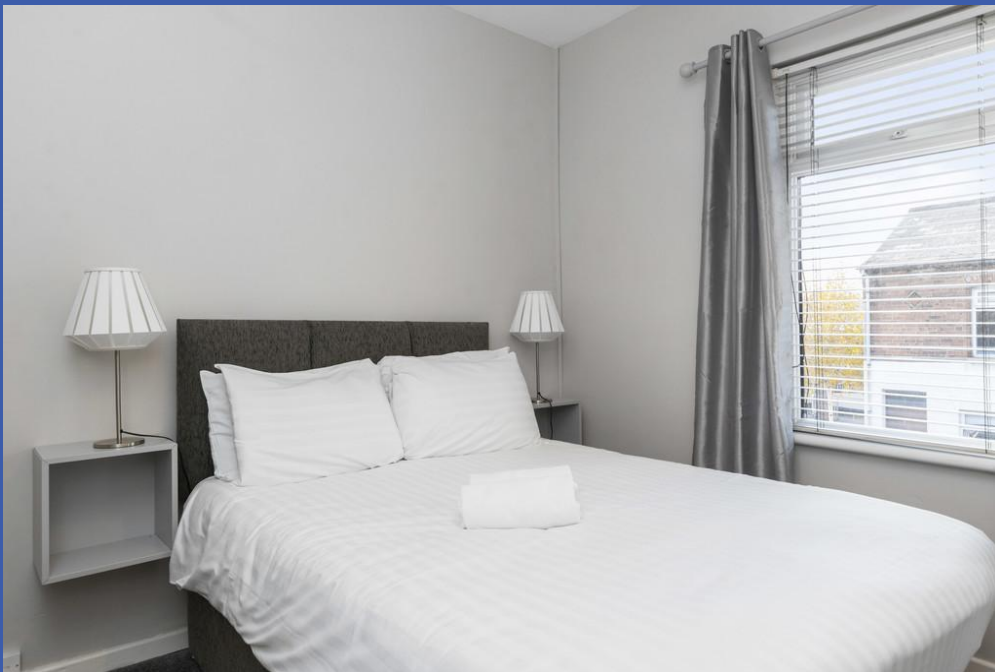
LOUNGE OPEN PLAN TO DINING AREA 19' 8" x 10' 7" (5.99m x 3.23m)

Attractive fireplace with tiled inset and hearth, Laminate wood effect floor

KITCHEN 14' 9" x 8' 7" (4.5m x 2.62m)

Range of high and low level units, work surfaces, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, space for cooker, space for fridge freezer, extractor fan, part tiled walls, storage cupboard, access to rear yard





1ST FLOOR

LANDING Access to roofspace

BEDROOM 11' 9" x 10' 8" (3.58m x 3.25m) (at widest points)

BEDROOM 8' 4" x 8' 4" (2.54m x 2.54m)

BEDROOM 7' 8" x 7' 4" (2.34m x 2.24m)

SHOWER ROOM

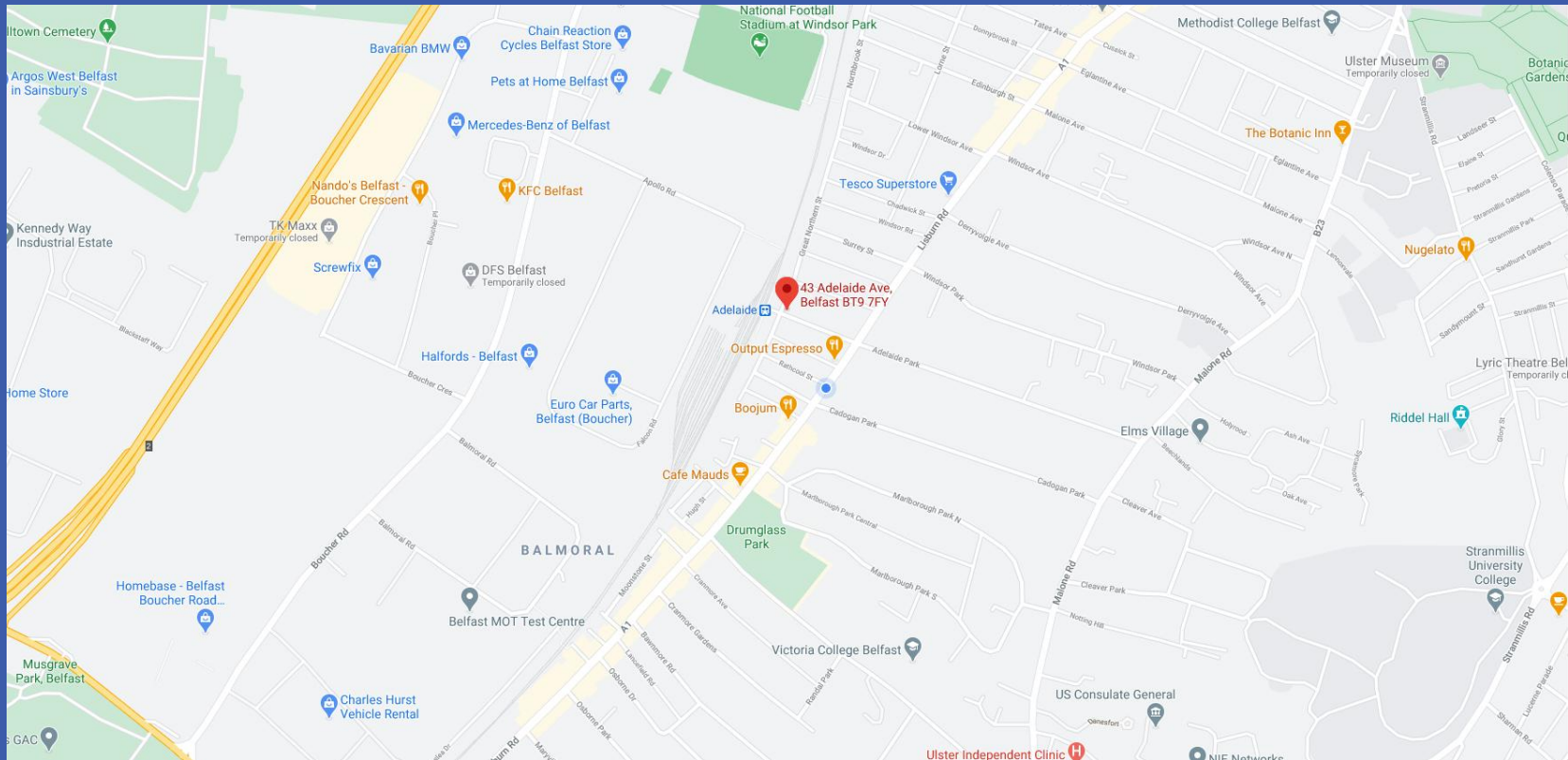
White suite comprising low flush wc, pedestal wash hand basin, panelled shower cubicle with electric shower, panelled walls, velux window, storage cupboard with gas fired boiler



OUTSIDE

Enclosed rear yard and additional stoned south facing area to side





Directions:

Coming out of Belfast on Lisburn Road, Adelaide Avenue is on the right hand side

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	52 E	
21-38	F		
1-20	G		



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