



This attractive bay fronted period mid terrace offers an excellent opportunity for someone to place their own stamp on their first home. The accommodation comprises of two receptions and a separate kitchen to the ground floor, and two bedrooms plus bathroom to the first floor.

Situated within walking distance to the local amenities of Ballyhackamore, the Comber Greenway and a short distance from Belfast City Centre, this location will appeal to many.

Price allowing for some updating and modernisation.

Offers Over
£115,000

70 Ravenscroft Avenue,
BELFAST,
BT5 5BB

Viewing by
appointment with
& through agent
028 9065 0000

- Attractive bay fronted mid terrace property
- Lounge with feature cast iron fireplace
- Open access to Dining room
- Separate Kitchen
- Two Bedrooms
- First floor Bathroom
- Majority Double Glazing/Oil Fired Central Heating (boiler currently not operational)
- Private and enclosed partly covered yard to rear
- Within walking distance of shops, restaurants, Comber Greenway and Ballyhackamore village
- A short commute via the Glider into Belfast



The Property Comprises:

Ground Floor

uPVC front door with glazed side panels to
 ENTRANCE PORCH: Tiled floor, glazed door to

ENTRANCE HALL: Tiled floor.

LOUNGE: 12' 4" x 10' 11" (3.76m x 3.33m) (into bay)
 Feature cast iron fireplace with granite hearth. Open
 access to

DINING ROOM: 11' 3" x 10' 10" (3.43m x 3.3m)
 Understairs storage cupboard.

KITCHEN: Fitted kitchen with range of high and low
 level units, single drainer sink unit, fully tiled walls,
 plumbed for washing machine. Tongue and groove
 ceiling, glazed door to rear.



First Floor Return

BATHROOM: White suite comprising low flush wc, corner bath, pedestal wash hand basin, fully tiled walls.



First Floor

Shelved hot press, access to roofspace.

BEDROOM (1): 14' 7" x 12' 4" (4.44m x 3.76m) (into bay)



BEDROOM (2): 10' 11" x 8' 5" (3.33m x 2.57m)



Outside

FRONT: Gated forecourt area

REAR: Part covered rear yard with oil fired boiler and uPVC oil tank.



Location:

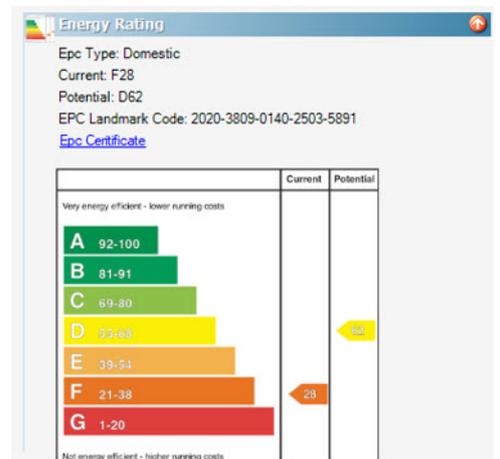
Travelling along the Beersbridge Road in the direction of Belfast, turn right onto Ravenscroft Avenue. Property located on right. Alternatively, heading out of Belfast, at the Hollywood Arches where road become Upper Newtownards Road, take immediate right onto Ravenscroft Road. Property on left.



Sizes And Dimensions Are Approximate. Actual May Vary.

Ballyhackamore - 028 90 65 0000
 Lisburn Road - 028 90 66 3030
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700

www.templetonrobinson.com



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