



This charming period home enjoys a wealth of amenities immediately to hand including bus and rail halts, many village-type shops, excellent schools, tempting bar-restaurants as well as parks and recreational facilities.

The accommodation offers a bright spacious living room, separate dining room, a fully fitted kitchen, three excellent bedrooms and a bathroom. Of special note however are the original features providing a charm and warmth throughout including fireplaces, cornices, picture rails and feature height ceilings. Additionally, there a south facing tranquil patio garden and front forecourt.

Recent sales in this area have proved extremely successful with the property being suitable for a wide range of prospective purchasers including first time buyers, young professional or the downsizing market.

Offers Over
£235,000

32 Adelaide Avenue,
Lisburn Road,
Belfast,
BT9 7FY

Viewing by
appointment
through agent
028 9066 3030

- Period three bedroom terrace just off Lisburn Road
- South facing patio garden
- Living Room
- Separate dining room
- Fully fitted kitchen
- Three well-proportioned bedrooms
- Shower room with white suite
- Gas fired central heating
- Superb location within walking distance to an excellent array of local amenities, Queen's University, the City and Royal Hospitals



The Property Comprises:

Ground Floor

Hardwood front door with glazed top light to:

RECEPTION PORCH: Original Victoria tiled floor, bevelled glazed inner door to:

RECEPTION HALL: Cornice ceiling, ceiling rose.

LIVING ROOM: 14' 2" x 10' 5" (4.32m x 3.18m) (Measurement into bay window).

Exposed and treated wooden floor. Cornice ceiling, picture rail. Original surround fireplace with cast iron inset, gas coal effect fire (not connected).

DINING ROOM: 11' 2" x 10' 10" (3.4m x 3.3m)

KITCHEN: 12' 6" x 7' 4" (3.81m x 2.24m)

Range of high and low level units, laminate work surfaces, stainless steel single drainer sink and a half sink unit, mixer taps, plumbed for washing machine. Space for cooker, extractor fan above, low voltage spotlights, part tiled walls, ceramic tiled floor. Storage under stairs. uPVC double glazed access door to rear yard.



First Floor Return

BATHROOM: White suite comprising low flush wc, panelled bath, pedestal wash hand basin, pvc panelled splashback, shower screen, built-in chrome shower unit, chrome heated towel rail, hatch to roofspace, low voltage spotlights.

BEDROOM (3): 8' 3" x 7' 3" (2.51m x 2.21m) Cast iron fireplace.



First Floor

LANDING: Built-in cupboard with gas fired boiler.

BEDROOM (1): 14' 10" x 10' 10" (4.52m x 3.3m)

BEDROOM (2): 11' 5" x 8' 6" (3.48m x 2.59m)

Hatch to roofspace.



Outside

Front forecourt. Enclosed rear yard with outhouse x 2. Additional patio area.

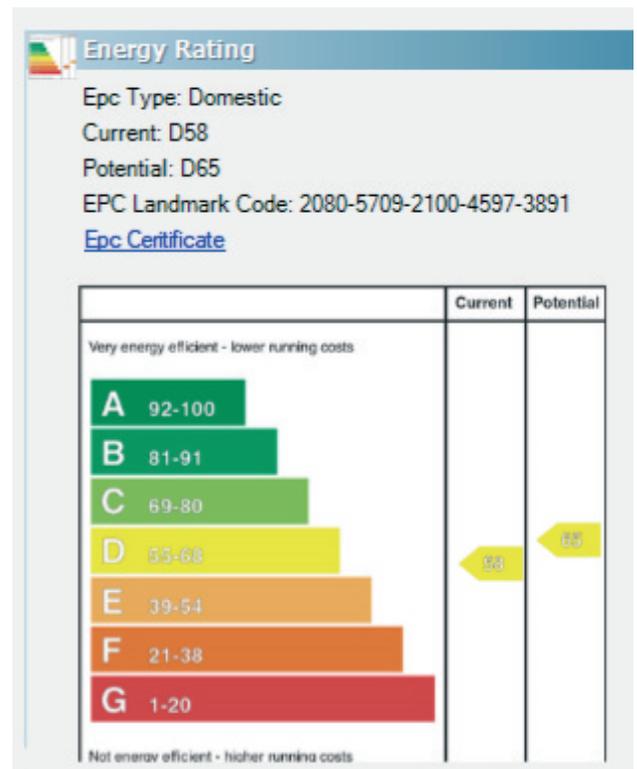


Telephone 028 9066 3030

www.templetonrobinson.com

Location:

Heading out of city centre turn right into Adelaide after before the Police Station.



Sizes And Dimensions Are Approximate. Actual May Vary.

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