



27 Tate's Avenue, Belfast, BT9 7BY

Guide Price £250,000

Located just off the Lisburn Road in South Belfast, we are pleased to offer for sale this well presented mid terrace home, well suited to a range of prospective purchasers. With walking distance to a host of amenities, including Queens University, both the Royal & City Hospitals along with Belfast City Centre this is an ideal investment opportunity or indeed would make an ideal family home. The spacious adaptable accommodation currently comprises five excellent bedrooms, kitchen open plan to living area and two shower rooms. Outside the property benefits from an enclosed rear garden in lawn and yard. Gas fired central heating & PVC double glazing are both in place.

- Refurbished, Well Presented Terraced Property
- Five Bedrooms (All With Wash Hand Basins)
- Two Shower Rooms
- Enclosed Rear Garden In Lawn
- Located Just Moments From The Lisburn Road
- HMO Approved
- Modern Kitchen Open Plan To Living Area
- Gas Fired Central Heating / PVC Double Glazing
- Well Suited To Those Looking A Fine Home In A Convenient Location Or An Investor Looking An Excellent Rental Return
- HMO Certified For Five Bedrooms

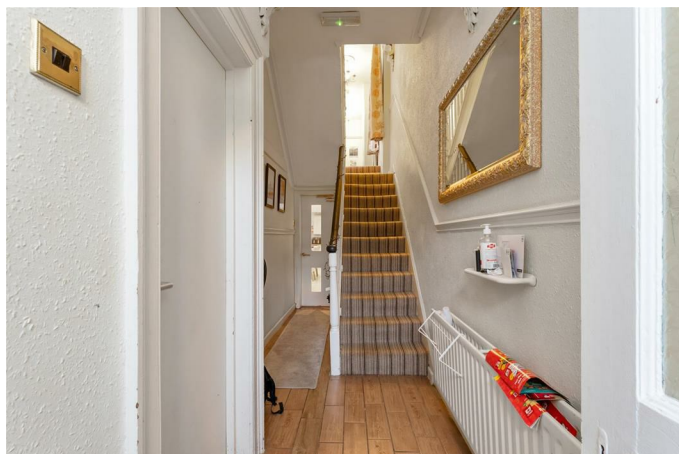
| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 60 | 61 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Northern Ireland | | |
| EU Directive 2002/91/EC | | |

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR
ENTRANCE**



PVC front door.

RECEPTION HALL



BEDROOM ONE 13'5" x 10'5" (4.1 x 3.2)



Laminate wood floor. Wash hand basin.

BEDROOM TWO 11'5" x 10'2" (3.5 x 3.1)
Laminate wood floor. Wash hand basin.
Built in storage.

OPEN PLAN LIVING / KITCHEN 29'2" x 9'2" (8.9 x 2.8)



Modern range of high and low level units, plumbed for washing machine, stainless steel extractor fan, recessed spotlighting, tiled floor.



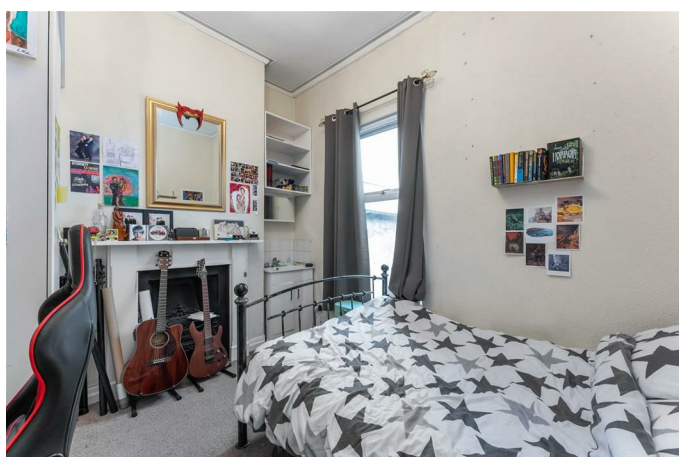
ON THE FIRST FLOOR

BEDROOM THREE 17'0" x 10'9" (5.2 x 3.3)



Wash hand basin. Built in storage.

BEDROOM FOUR 11'5" x 10'2" (3.5 x 3.1)



Wash hand basin. Built in storage.

BEDROOM FIVE 12'1" x 9'2" (3.7 x 2.8)



SHOWER ROOM ONE

White suite comprising low flush W.C, pedestal wash hand basin, enclosed shower.

SHOWER ROOM TWO

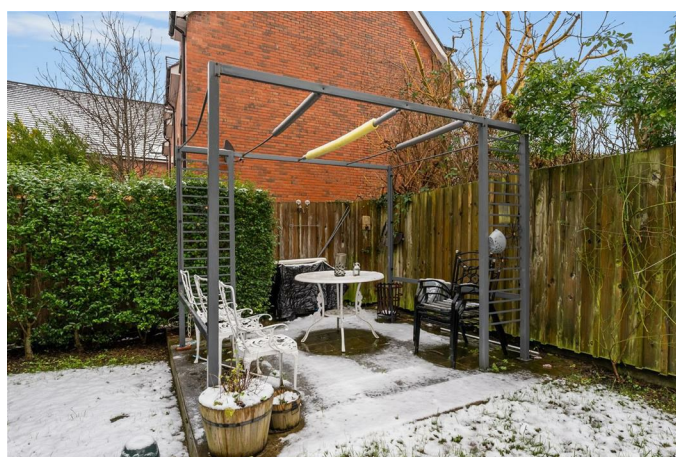


White suite comprising low flush W.C, pedestal wash hand basin, enclosed shower.

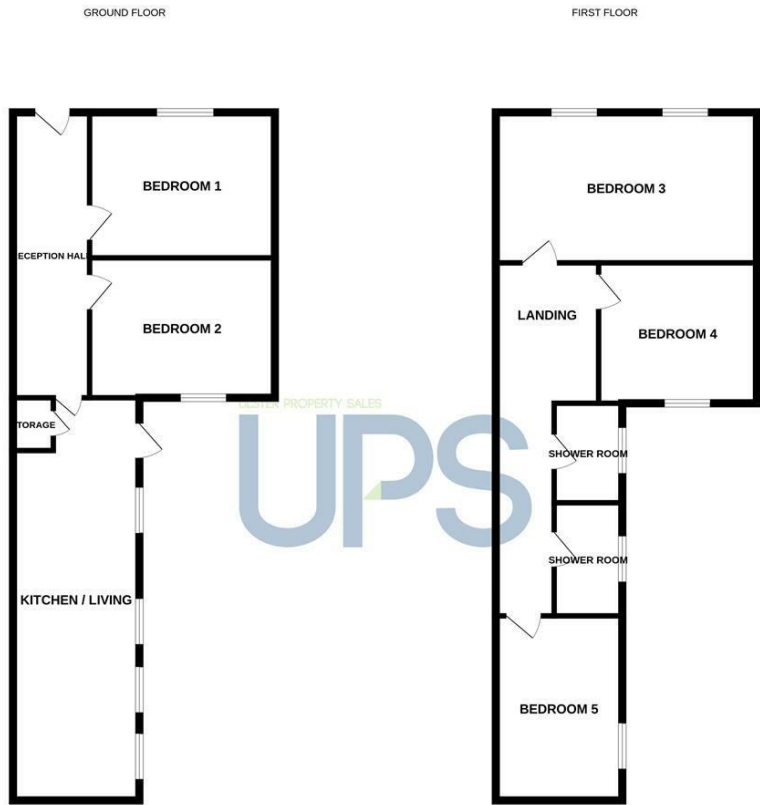
OUTSIDE



Enclosed rear yard. Garden to rear in lawn, external lighting. Front garden area.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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