

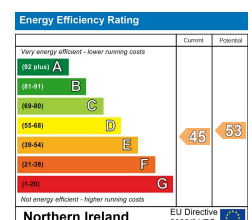


9 Adelaide Avenue, Belfast, BT9 7FY

Price Guide £250,000

We are pleased to offer for sale this mid terrace property located just off the Lisburn Road in the sought after, tree lined Adelaide Avenue. Bright and spacious throughout the property offers substantial accommodation comprising two receptions, large kitchen / dining room, utility room, W.C / shower room, five bedrooms and bathroom suite with separate W.C Outside there is an enclosed garden and courtyard. Mainly PVC double glazing & has fired central heating are both in place. The property has been priced to reflect internal improvements required. Within easy walking distance to the host of amenities offered by the Lisburn Road, 9 Adelaide Avenue will appeal to a range of purchasers including home owners, first time buyers or indeed investors.

- Substantial Mid Terrace Home Located Just Off The Lisburn Road
- Two Reception Rooms
- Utility Room & Ground Floor Shower Room / W.C
- Enclosed Rear Garden
- Tree Lined Street Within Walking Distance To The Many Shops, Cafes & Restaurants Off The Lisburn Road
- Five Generous Bedrooms
- Kitchen Open Plan To Dining
- First Floor Bathroom Suite With Seperate W.C
- Gas Fired Central Heating / Double Glazing
- Renovations Required



**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

Hardwood front door.

RECEPTION HALL



Entrance porch. Tiled floor.

LOUNGE 13'9" x 12'1" into bay (4.2 x 3.7 into bay)



Bay window. Double doors to dining room.

DINING ROOM 12'1" x 11'1" (3.7 x 3.4)



Picture window.

KITCHEN / DINING 20'0" x 8'10" (6.1 x 2.7)



Range of high and low level units, integrated oven, hob & extractor fan, plumbed for dishwasher, 1.5 stainless steel sink unit with drainer & mixer tap, part tiled walls, tiled floor. Storage under stairs. Double doors to enclosed court yard.

UTILITY 6'2" x 4'7" (1.9 x 1.4)

Plumbed for washing machine, gas fired boiler.

W.C 6'2" x 2'7" (1.9 x 0.8)

Low flush W.C, wash hand basin, shower.

ON THE FIRST FLOOR

BEDROOM ONE 16'0" x 13'9" into bay (4.9 x 4.2 into bay)



Bay window, fireplace.

BEDROOM TWO 10'5" x 9'6" (3.2 x 2.9)



BEDROOM THREE 9'10" x 9'2" into bay (3.0 x 2.8 into bay)



Bay window.

BATHROOM

Pedestal wash hand basin, bath with shower over.

W.C

Low flush W.C.

ON THE SECOND FLOOR

BEDROOM FOUR 16'0" x 10'9" (4.9 x 3.3)



Fireplace.

BEDROOM FIVE 10'5" x 9'2" (3.2 x 2.8)

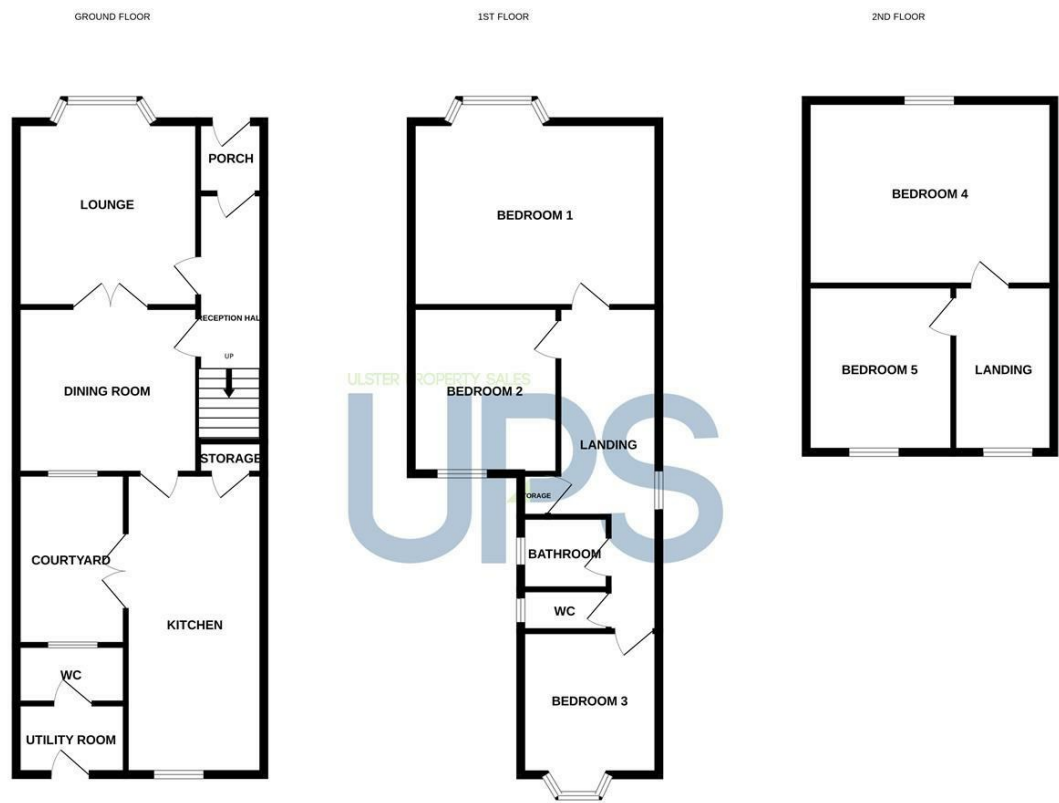


OUTSIDE



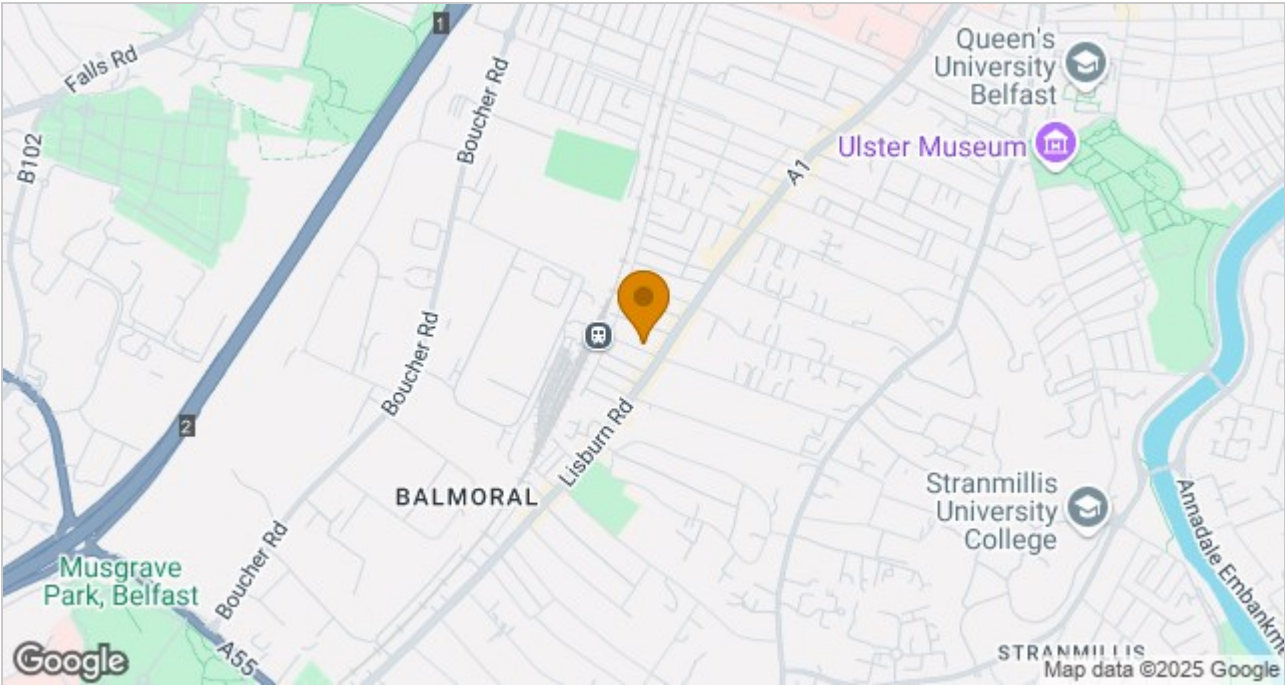
Enclosed garden to rear.

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 mis-statement. 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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