

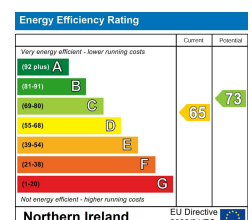


## 18 Collingwood Avenue, Belfast, BT7 1QT

**Price Guide £210,000**

Situated within walking distance to Queens University and Belfast City Centre, this terrace home comprises open plan kitchen / living / dining area, W.C, four bedrooms and first floor shower room. Further benefits include gas heating, partial double glazed windows and HMO approval. Its close proximity to the many surrounding amenities makes this an excellent investment opportunity, ideally suited to investors and parents with children attending University / College in Belfast. Early viewing is advised.

- Mid-Terrace Property
- Open Plan Kitchen / Living / Dining
- Ground Floor W.C
- Gas Central Heating / Partial Double Glazed Windows
- Chain Free
- Four Bed HMO Approved
- First Floor Shower Suite
- Investment Opportunity With Generous Rental Return Achievable
- Walking Distance To Queens University & Belfast City Centre



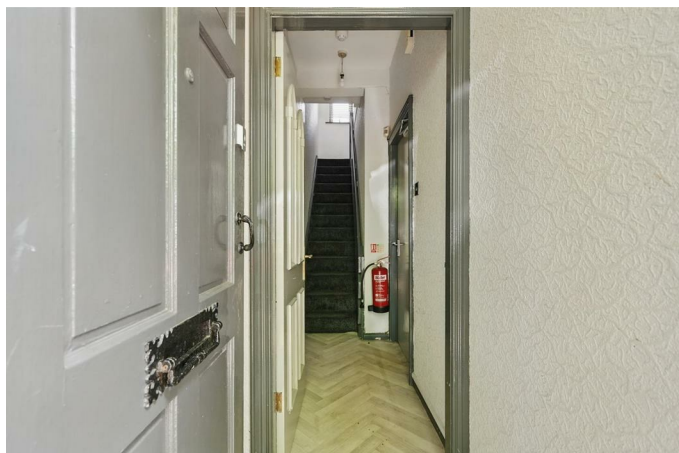


**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**

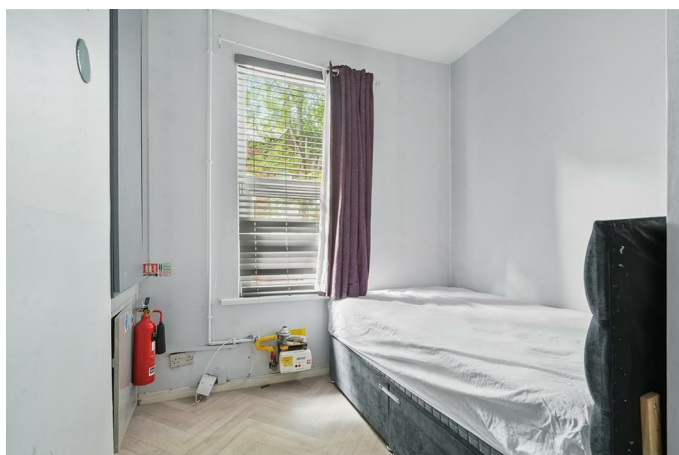
Hardwood front door.

**HALLWAY**



Wood effect flooring.

**BEDROOM ONE 9'6" x 7'6" (2.9 x 2.3)**



**KITCHEN / LIVING / DINING 19'0" x 9'6" (5.8 x 2.9)**



Excellent range of high and low level units,

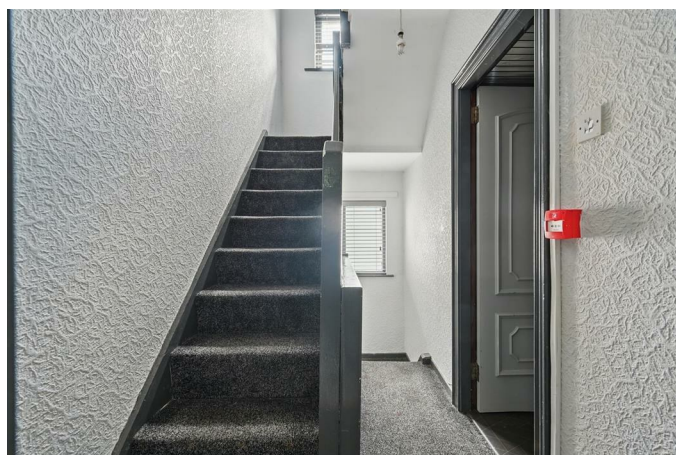
Formica worktops, single drainer sink unit with mixer taps, built in oven with 4 ring electric hob, integrated extractor fan, plumbed for washing machine, part tiled walls and wood effect flooring.



**W.C**

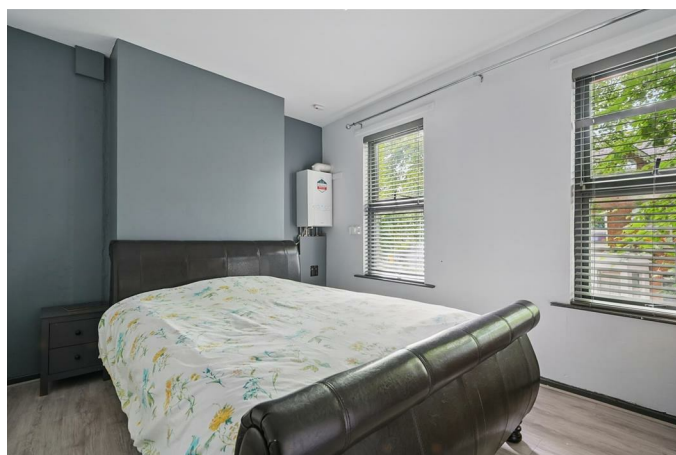
White suite comprising, wash hand basin and low flush W.C and vinyl floor.

**ON THE THE FIRST FLOOR**



Built in storage.

**BEDROOM TWO 12'1" x 9'10" (3.7 x 3.0)**



Gas boiler. Wood effect flooring.

### **SHOWER SUITE 8'2" x 6'10" (2.5 x 2.1)**



White suite comprising, low flush W.C, pedestal wash hand basin, shower cubicle, fully tiled walls and vinyl floor.

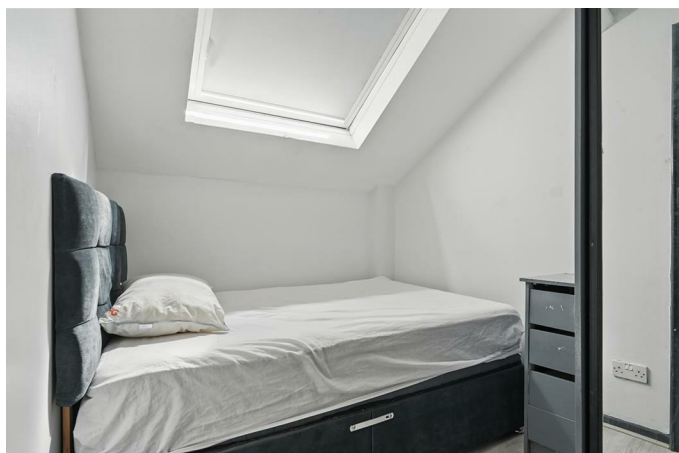
### **ON THE SECOND FLOOR**

### **BEDROOM THREE 12'9" x 11'1" (3.9 x 3.4)**



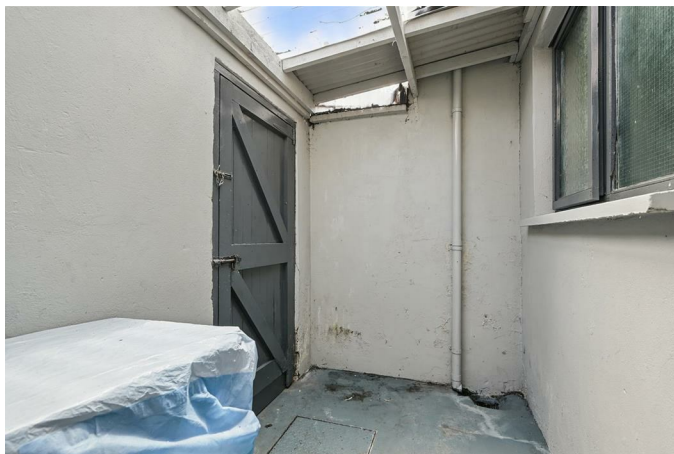
Wood effect floor.

### **BEDROOM FOUR 9'10" x 6'10" (3.0 x 2.1)**



Wood effect floor.

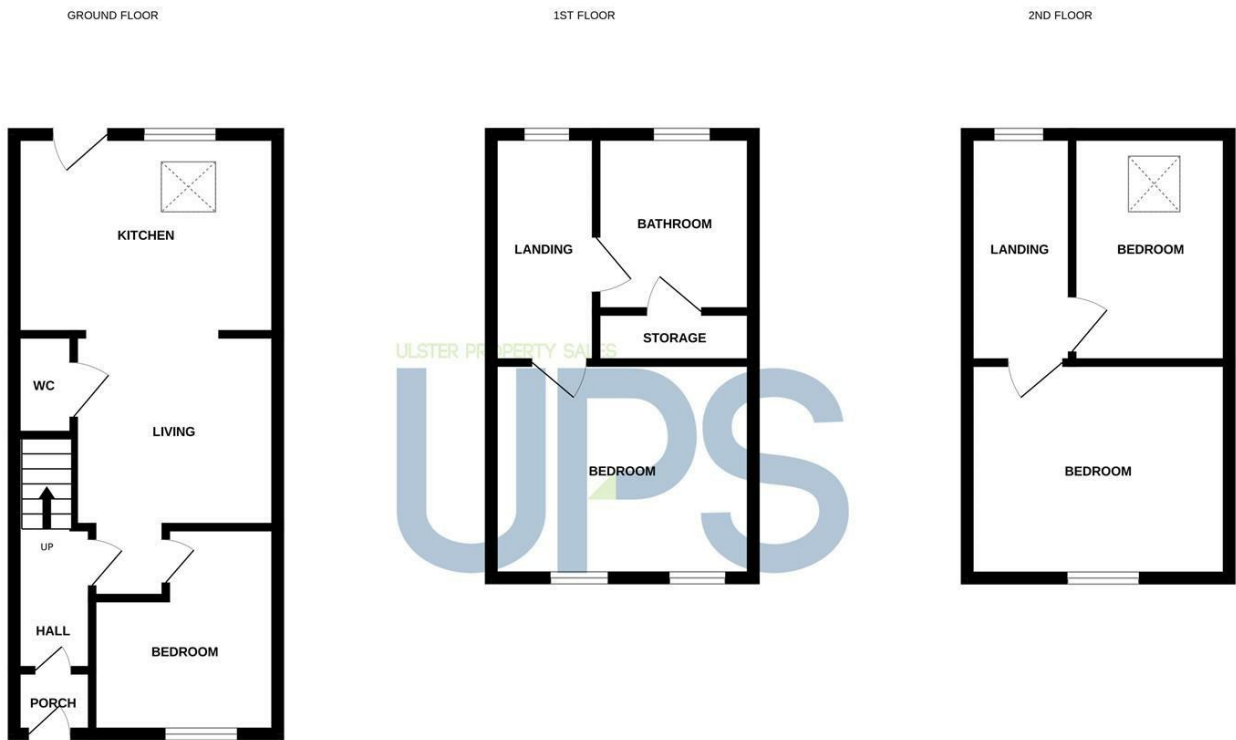
### **OUTSIDE**



Enclosed yard to rear.

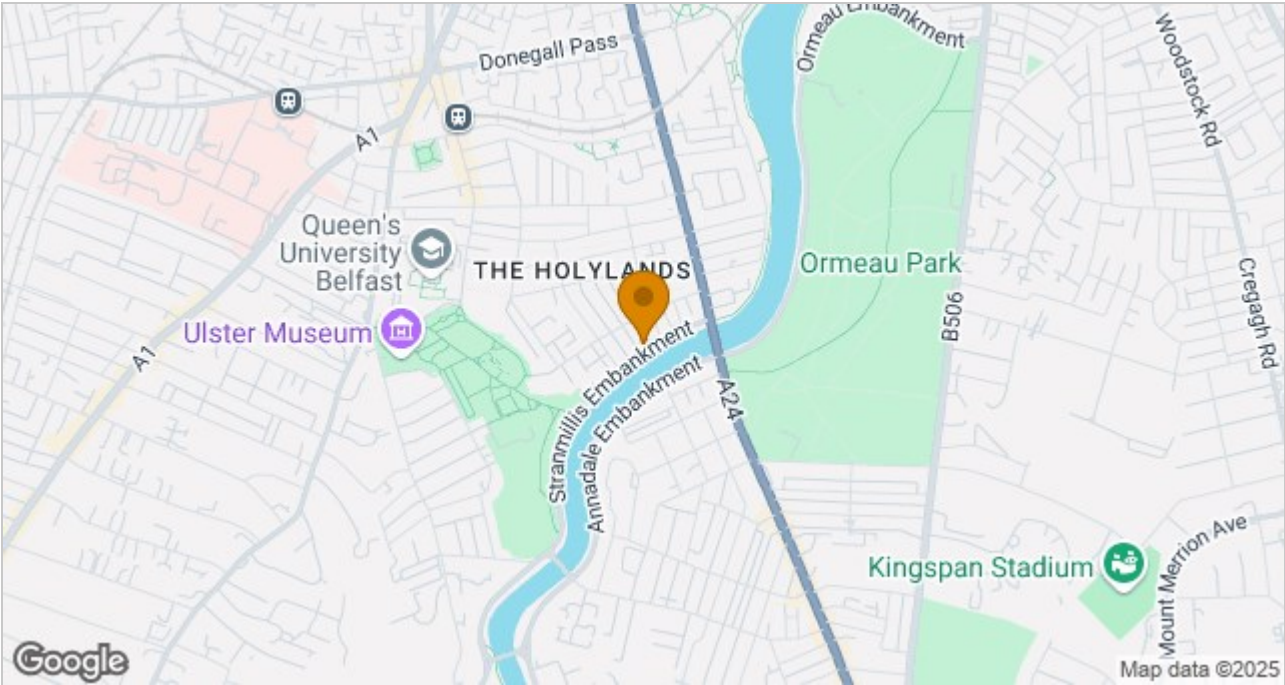


Floor Plan



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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