



6 Maryville Avenue, Belfast, BT9 7HE

Price Guide £125,000

This end terrace property is conveniently located just off the Lisburn Road in South Belfast. Within easy reach of a wide range of shops, cafes & restaurants along with Cranmore Park and Queens University, the property is perfectly positioned to suit a range of potential purchasers. Chain free, the accommodation comprises on the ground floor living room, kitchen & shower room and on the first floor two good sized bedrooms. Gas fired central heating and PVC double glazing are in place.

- End Terrace Located Off The Lisburn Road
- Ground Floor Bathroom Suite
- Modern Kitchen
- Walking Distance To Shops, Cafes & Restaurants Of The Nearby Lisburn Road
- Two Double Bedrooms
- Gas Fired Central Heating / PVC Double Glazing
- Chain Free

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	63
(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

Hardwood front door to porch.

**LIVING ROOM 11'9" x 10'9" at widest points
(3.6 x 3.3 at widest points)**



Laminate wood floor.

KITCHEN 11'9" x 6'10" (3.6 x 2.1)



Range of high and low level units, stainless steel sink unit with drainer & mixer tap, integrated oven, 4 ring electric hob, extractor fan, plumbed for washing machine, ceramic tiled floor, part tiled walls.

BATHROOM



Low flush W.C, pedestal wash hand basin, bath with shower over, wall & floor tiling.

ON THE FIRST FLOOR

BEDROOM ONE 11'9" x 7'10" (3.6 x 2.4)



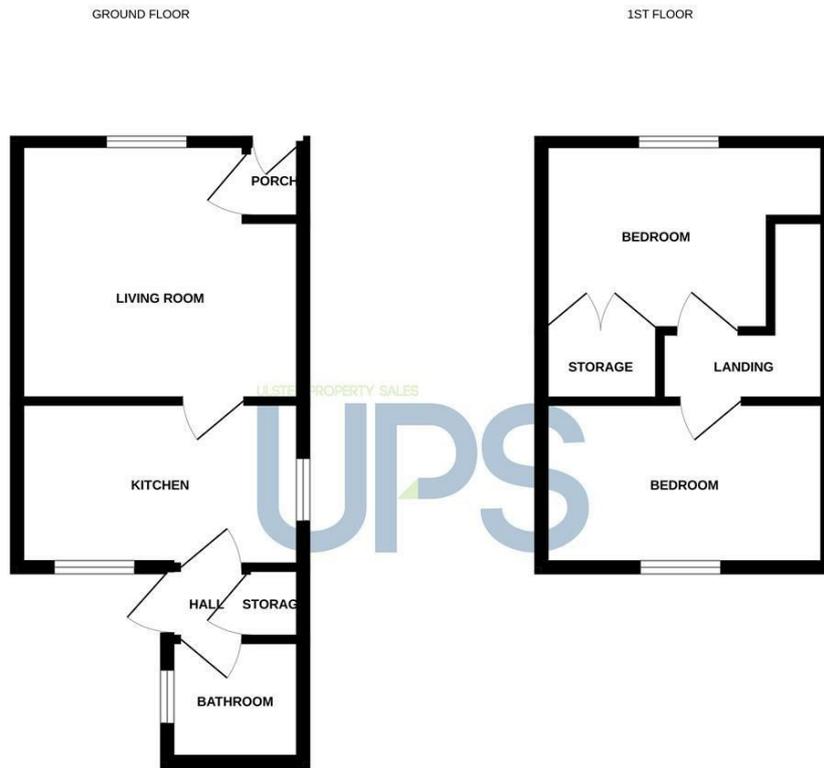
BEDROOM TWO 12'1" x 6'6" (3.7 x 2.0)



OUTSIDE

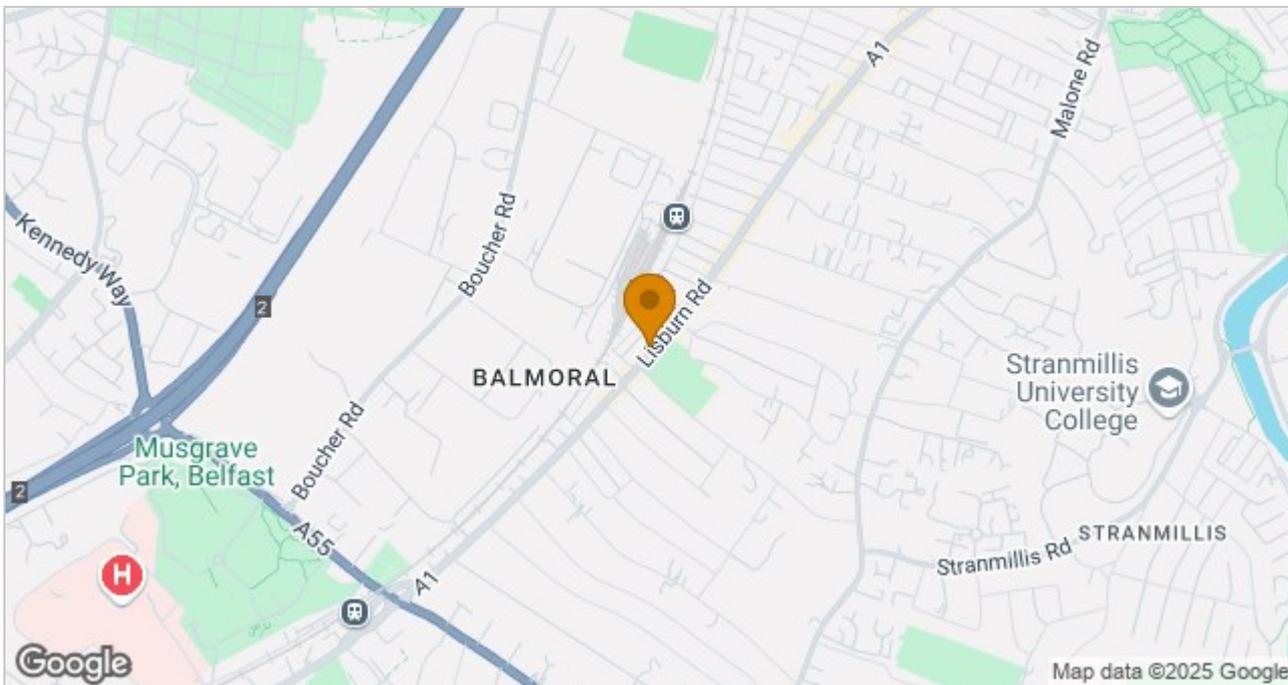
Enclosed rear yard.

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. Made with Metropix ©2025

Area Map



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