



16 Downhill Avenue, Belvoir Park, Belfast, BT8 7EF

Asking Price £110,000

16 Downhill Avenue is spacious mid terrace home situated in a convenient and desirable location, close to local shops, schools, bus and arterial routes leading to and from Belfast City Centre. The accommodation is both bright and spacious offering, three good size bedrooms, a sizeable lounge with archway leading to a separate dining room, a fitted kitchen and a 1st floor shower suite. This home although requiring modernisation, it also benefits from gas central heating system and double glazed windows. Externally there are low maintenance gardens to both the front and rear along with a pleasant open aspect and views.

- Mid terrace home
- Two reception rooms
- Gas heating
- Gardens front and rear
- In need of modernisation
- Three bedrooms
- Fitted kitchen
- Double glazed windows
- Pleasant aspect to the front
- Chain free onward sale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(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

Pvc double glazed front gardens leading to the entrance hall.

Entrance hall

Under stairs cloaks

Lounge 14'7 x 12'10 (4.45m x 3.91m)



Archway to the dining room.

Dining room 12'10 x 9'9 (3.91m x 2.97m)



Kitchen 11'5 x 7'2 (3.48m x 2.18m)



Range of high and low level units, single drainer sink unit with mixer taps, formica works surfaces, part tiled walls, 4 ring hob and under oven, plumbed for washing machine, recessed spotlights, laminate flooring.

1st floor

Landing, roof space access.

Bedroom 1 14'3 x 9'2 (4.34m x 2.79m)



Bedroom 2 12'5 x 10'8 (3.78m x 3.25m)

Sink unit, gas boiler.

Bedroom 3 10'6 x 9'8 (3.20m x 2.95m)



Built in robe.

Shower room 6'2 x 5'9 (1.88m x 1.75m)



Walk in shower cubicle with Triton thermostatically controlled shower, low flush w/c, pedestal wash hand basin, pvc panelled walls, wood panelled ceiling, chrome towel radiator.

Outside

Front aspect



Front gardens

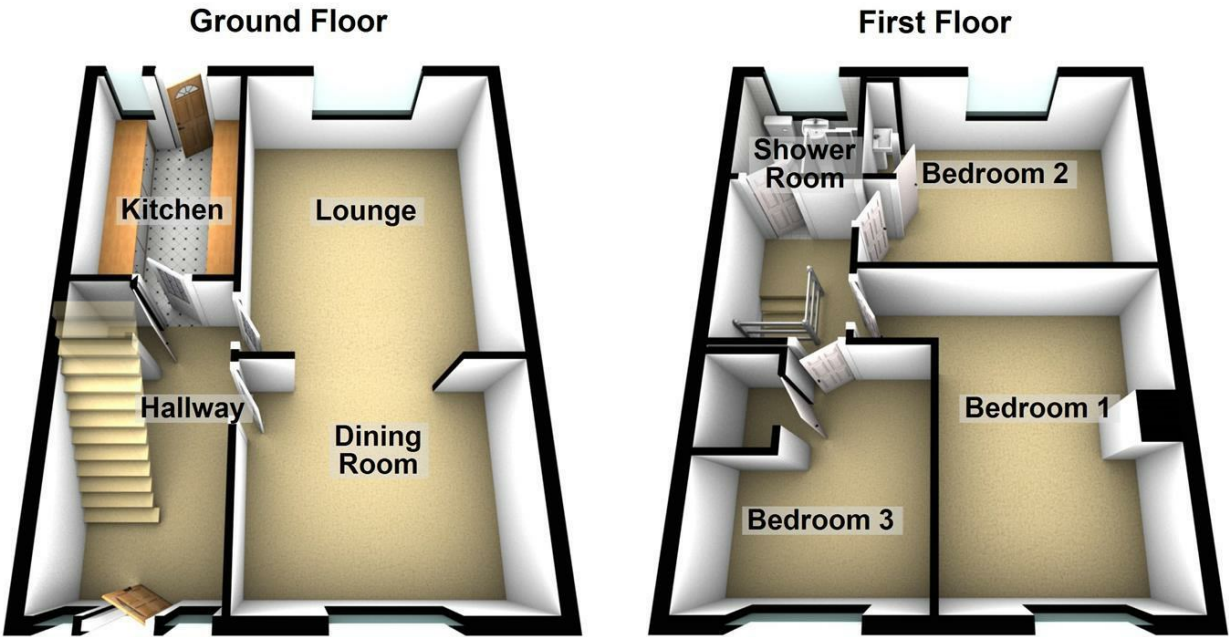
Low maintenance gardens to the front

Rear gardens

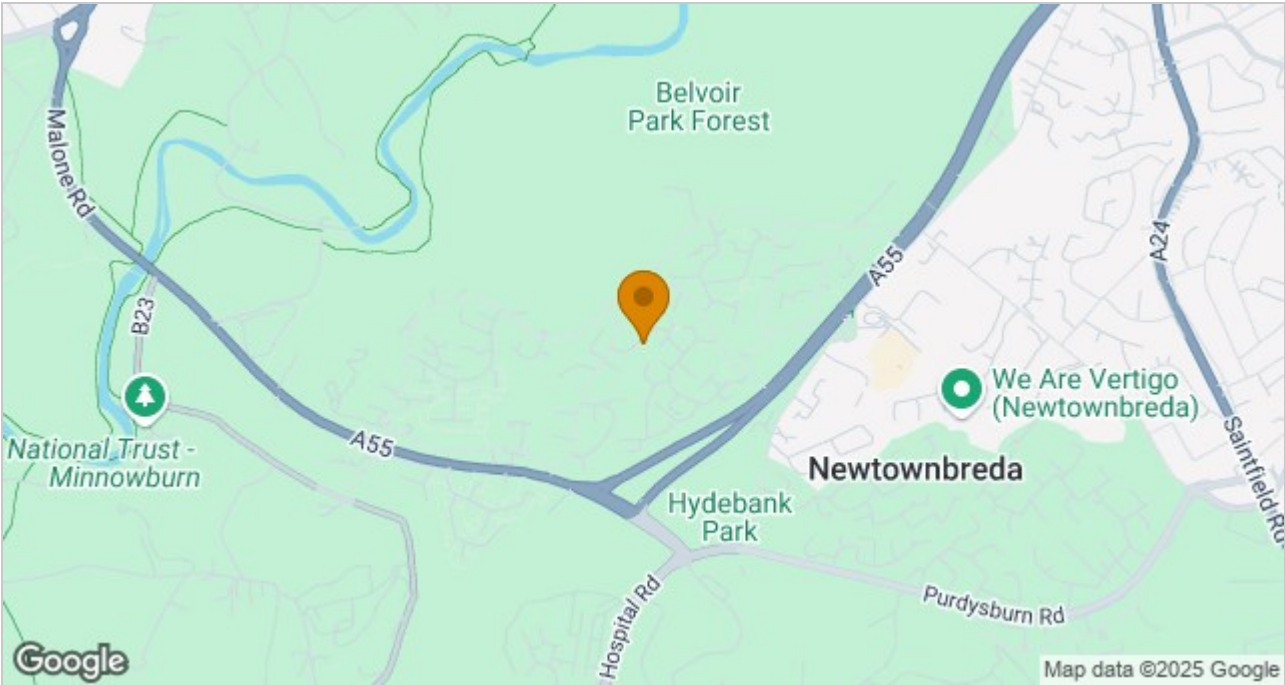


Low maintenance gardens to the rear, outhouse, outside tap.

Floor Plan



Area Map



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