



26 Kirkistown Avenue, Belvoir Park, Belfast, BT8 7FG

Asking Price £115,000

Such a rare opportunity, 26 Kirkistown Avenue is one of a select few end terrace bungalows that are available in this popular and convenient setting. This unique opportunity will be of appeal to a wide range of buyers, given its good outside space and internal accommodation on one level. There are 2 bedrooms, both with built in storage, lounge with feature fireplace, a fitted kitchen and a white bathroom suite. On a level site the gardens would make a perfect area for those who enjoy space and have a hobby in maintaining their own areas with an outhouse that provides useful storage. There is also off street parking to the rear of this home. Close to many local amenities, we believe interest in this chain free property will be high, as these bungalows rarely come onto the open market.

- End terrace bungalow
- Spacious lounge
- White bathroom suite
- Double glazed windows
- Gardens to both the front and also to the rear
- Two good size bedrooms
- Fitted kitchen
- Gas central heating
- Off street parking to the rear
- Chain free onward sale

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		64	68
(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

Hardwood and glass panelled front door leading to the entrance hall

Entrance hall

Built in storage, Additional storage in the former hot press, gas boiler.

Lounge 16'6 x 11'4 (5.03m x 3.45m)



Stone fireplace with raised hearth.

Kitchen 10'8 x 7'8 (3.25m x 2.34m)



Range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, part tiled walls, 4 ring hob and under oven, plumbed for washing machine, fridge freezer space, breakfast bar area.

Bedroom 1 12'5 x 9'9 (3.78m x 2.97m)



Built in robe.

Bedroom 2 9'9 x 8'10 (2.97m x 2.69m)



Built in robe.

Bathroom 7'2 x 5'6 (2.18m x 1.68m)



White suite comprising tiled panelled bath, low flush w/c, pedestal wash hand basin, part tiled walls.

Outside

Off street parking to the rear.

Front gardens

Gardens to the front laid in lawn.

Rear gardens



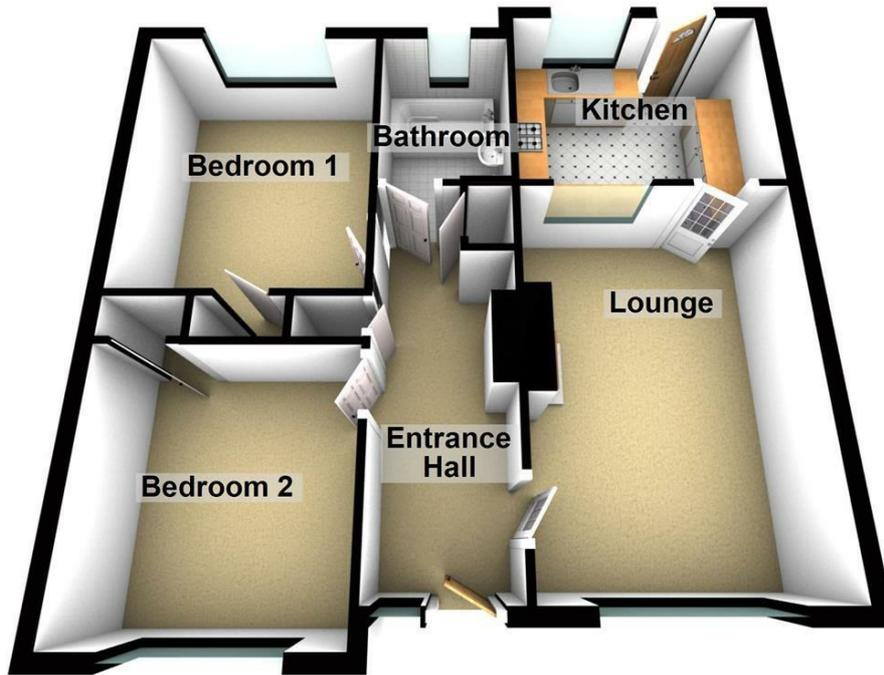
Garden area to the rear laid in lawn. Outhouse with very good storage. Outside tap.

Driveway



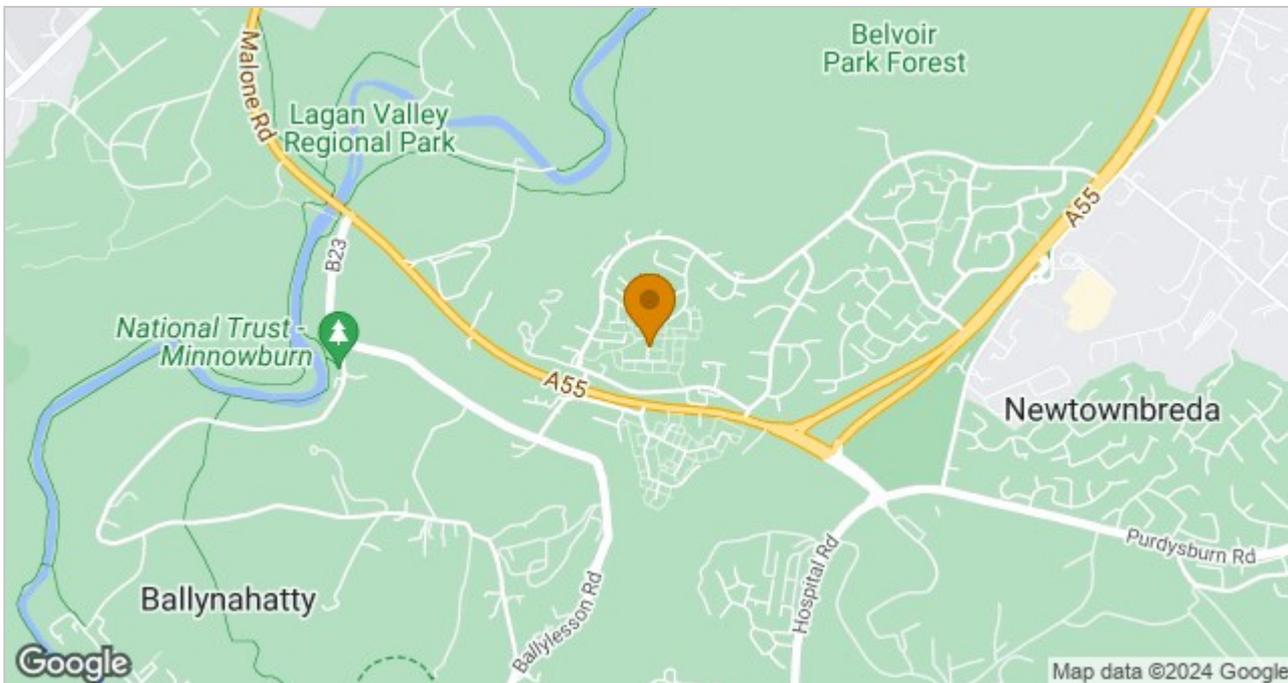
Floor Plan

Ground Floor



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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