



## 23 Beaufort Avenue, Belfast, BT8 7TY

**Asking Price £179,950**

Beaufort Avenue is a quiet residential development located just off the Beechill Road in Newtownbreda, offering convenience to many local amenities to include the Tesco superstore, Forestside Shopping Centre and main arterial routes into and out of Belfast.

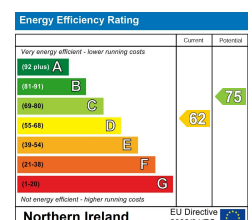
Internally the property comprises lounge open to dining, fitted kitchen to the rear and three bedrooms and white bathroom suite on the first floor.

On addition the property benefits from an oil heating system and double glazing.

Outside there is an easily maintained garden to the front and rear with enclosed driveway and parking area also to the rear of the property.

An excellent first time purchase.

- Semi Detached Home
- Lounge Open To Dining
- White Bathroom Suite
- Double Glazed
- Driveway With Parking To Rear
- Three Bedrooms
- Fitted Kitchen
- Oil Heating
- Front & Rear Gardens
- Convenient Location Close To The Outer Ring



## Entrance Hall

Panelled front door to entrance.

## Lounge/Dining 23'5 x 11'6 (7.14m x 3.51m)



(at widest points) Hole in the wall style fire place with wooden mantle housing open fire. Floorboards sanded and stained. Under-stairs storage.





### **Fitted Kitchen 9'5 x 6'8 (2.87m x 2.03m)**



Full range of high and low level units, Formica work surfaces, single drainer stainless steel sink unit with mixer taps, built in hob and oven, overhead extractor fan, stainless steel splash back. Part tiled walls.

### **First Floor**

#### **Bedroom One 11'6 x 7'8 (3.51m x 2.39m)**



#### **Bedroom Two 11'5 x 7'8 (3.48m x 2.34m)**



### Bedroom Three 8'4 x 7'3 (2.54m x 2.21m)



At widest points.

### White Bathroom Suite



Comprising panelled bath with mixer taps, Triton shower unit above, pedestal wash hand basin with mixer taps, low flush w.c Hot-press. Fully tiled walls.

### Landing

Access to the roof-space.

### Outside Front

Front and side garden laid in lawn.

## Outside Rear

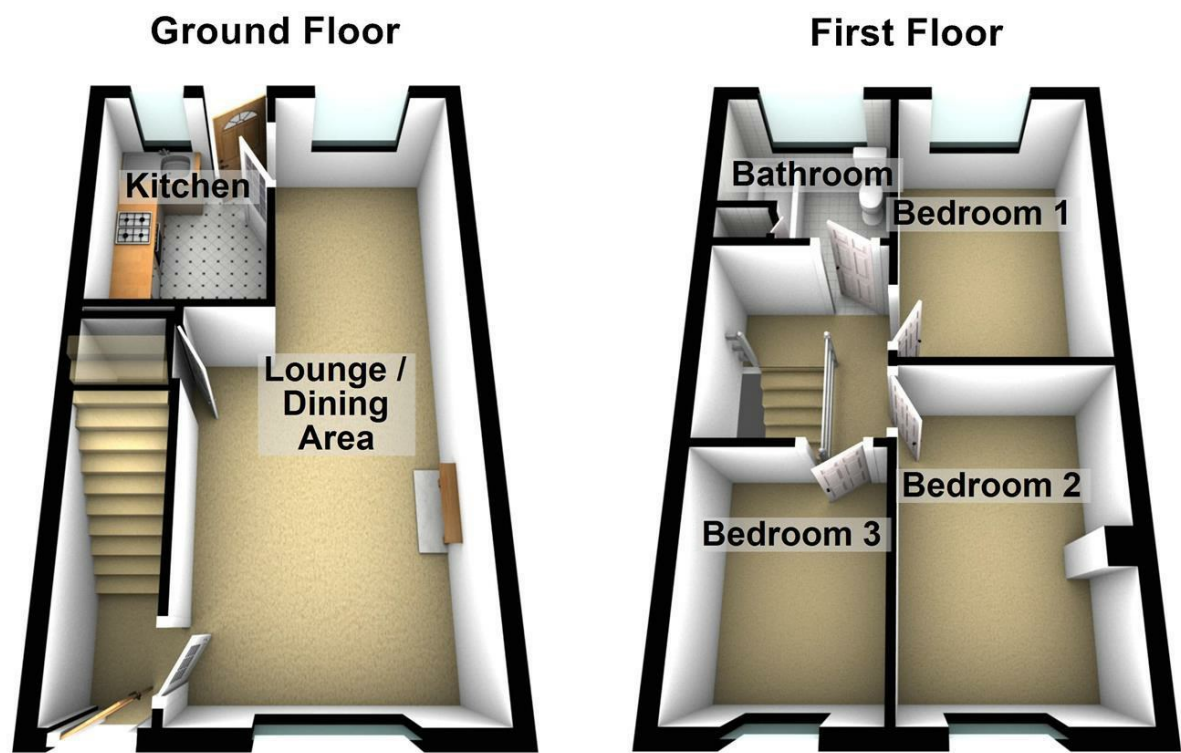


South facing patio and garden area to rear. Oil boiler. Pvc tank. Driveway to the rear of garden with ample parking.

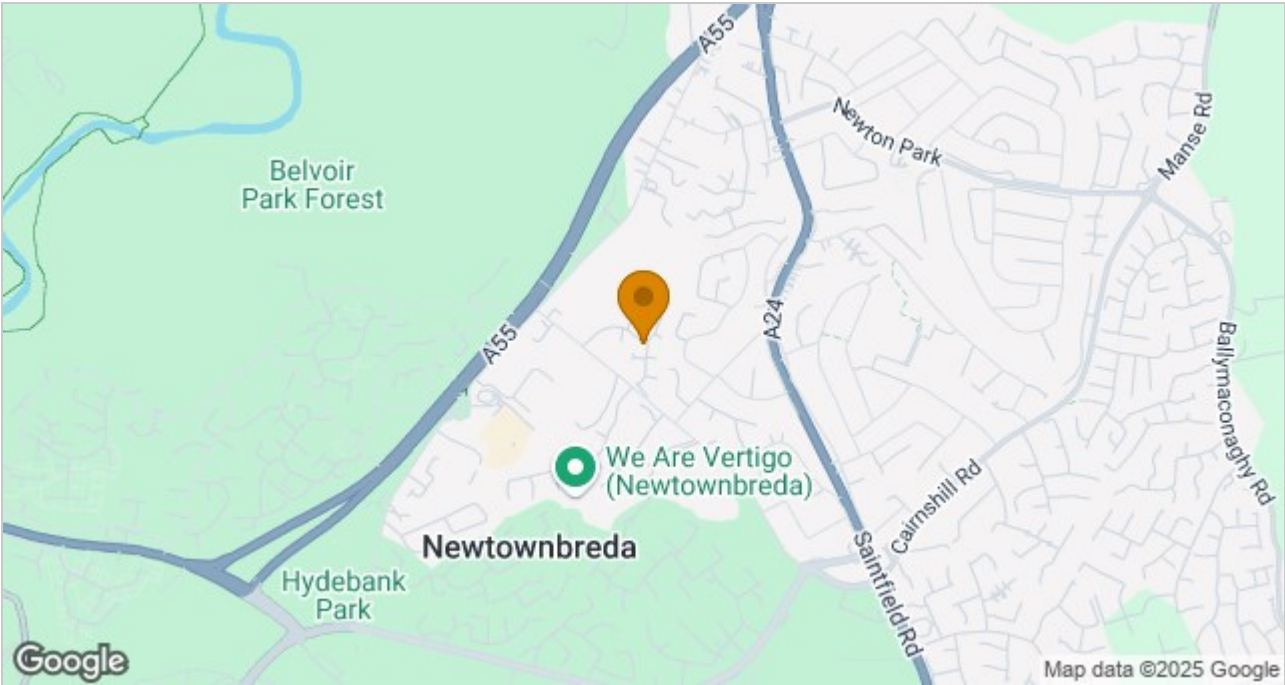




Floor Plan



Area Map



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