

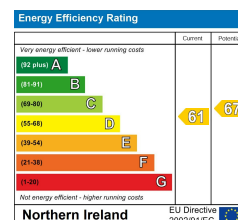


## 6 Bapaume Avenue, Cregagh Road, Belfast, BT6 9JE

**Asking Price £195,000**

Tucked away off the Upper Cregagh Road and offering generous accommodation, 'Bapaume Avenue', or one of the ex servicemen's homes' as they are often referred to, were built and named after the battles of WWI. They are a popular house type given the well proportioned accommodation, with 3 first floor bedrooms, a spacious lounge and modern fitted kitchen with an extended ground floor shower room completing the accommodation. Outside there large driveway with ample off street parking, that leads to the large detached garage. To the rear there is a good size low maintenance garden. The convenience of many amenities would also be another key factor in considering this home, with local shops, leading schools, bus and arterial routes to name but a few, all located within a reasonable distance. Exceptionally well maintained inside and out, we would urge immediate viewing of this home to fully appreciate all that it has to offer.

- Superb extended end terrace home
- Bright and spacious lounge
- Deluxe ground floor shower suite
- Double glazed windows
- Large detached garage
- Three bedrooms
- Modern fitted kitchen with dining area
- Gas central heating with a recently installed boiler
- Ample off street parking for numerous cars
- Close to so many amenities



### The accommodation comprises

Composite front door leading to the entrance hall.

### Entrance hall

Laminate wood flooring.

### Lounge 13'9 x 12'7 (4.19m x 3.84m)



Laminate wood flooring, under stairs cloaks with gas boiler.

### Kitchen / dining 18'8 x 6'9 (5.69m x 2.06m)



Full range of high and low level built in units, single drainer 1 1/4 bowl sink unit with mixer taps, formica work surfaces, part tiled walls, 4 ring gas hob and double oven, extractor fan, pvc panelled ceiling, recessed spotlights, tiled floor. Open to the dining area.

### Dining area



Breakfast bar with storage below. Access to the rear hallway.

### Rear hall

Tiled floor.

### Ground floor shower room 6'8 x 5'6 (2.03m x 1.68m)



Modern white suite comprising walk in shower with thermostatically controlled shower. low flush w/c. wash hand basin with storage below, fully tiled walls, pvc panelled ceiling, recessed spotlights, wall mounted radiator, tiled floor.

### 1st floor



**Bedroom 1 15'6 x 9'5 (4.72m x 2.87m)**



Laminate flooring, wall to wall sliding robes, original built in robe also behind the sliding doors. Additional storage in the former hot press.

**Bedroom 2 10'5 x 9'3 (3.18m x 2.82m)**



Laminate flooring.

**Bedroom 3 9'1 x 7'1 (2.77m x 2.16m)**



Laminate flooring.

**Outside**



**Rear gardens**

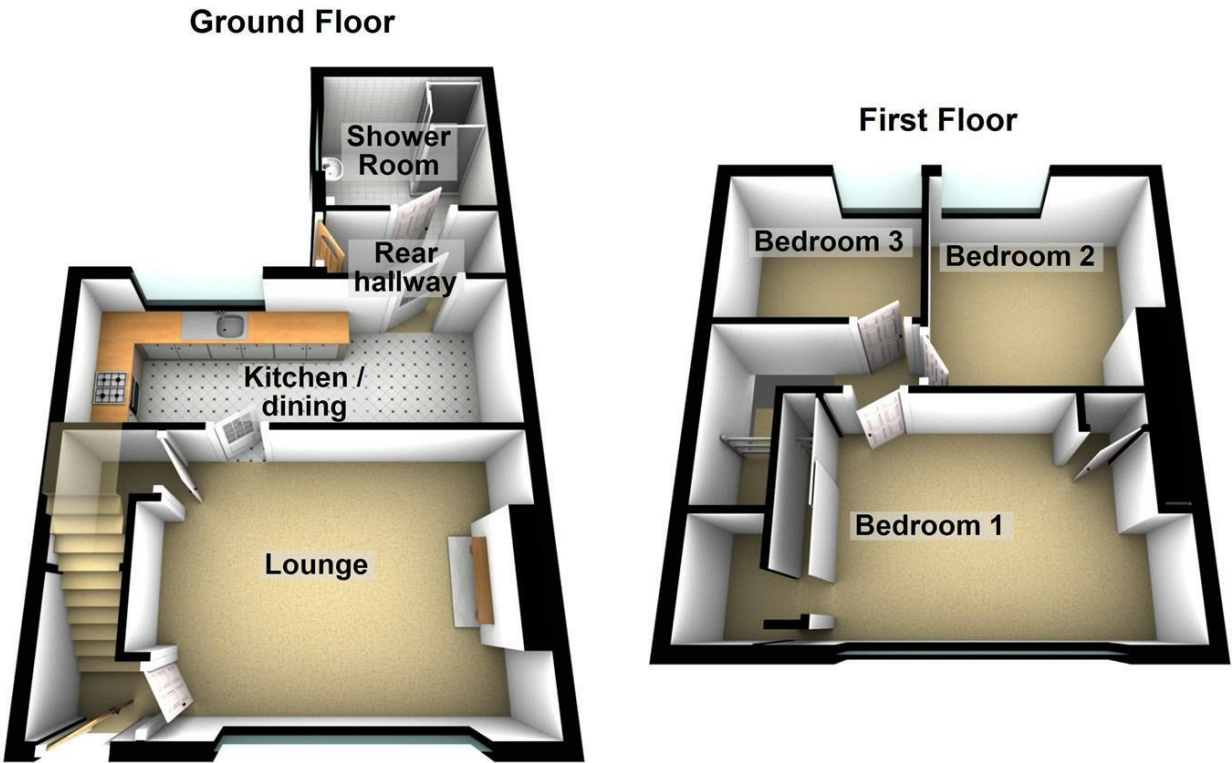


**Rear elevation**





Floor Plan



Area Map



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