



## 23 Ainsworth Avenue , Belfast, BT13 3EN

**Offers Over £115,000**

Superb 4 Bedroom Period Town Terrace Situated Within This Much Admired Terrace Just A Short Commute To The City Centre.

Holding a prime position off the bustling Woodvale Road and just a short commute to the City Centre this superb period town terrace will have immediate appeal. The spacious interior comprises 4 bedrooms, through lounge, fitted kitchen, modern white bathroom suite. The dwelling further offers gas central heating, uPvc double glazed windows and has benefited from improvement works in recent years. Enclosed rear yard and the most convenient location approximately 10 minutes to the City Centre - Early Viewing is strongly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC



# 23 Ainsworth Avenue

, Belfast, BT13 3EN



- Superb Period Town Terrace
- 4 Bedrooms
- Fitted Kitchen
- Modern White Bathroom
- Cas Central Heating
- Enclosed Rear Yard
- Through Lounge
- Upvc Double Glazed Windows
- Most Convenient Location

## Entrance Hall

Upvc double glazed entrance door, panelled radiator.

## Through Lounge

23'1" x 11'10" (7.06 x 3.61)  
Ceramic tiled floor, double panelled radiators x2

## Kitchen

13'3" x 8'0" (4.04 x 2.45)  
Single drainer stainless steel sink unit, range of high and low level units, formica worktops, cooker space, stainless steel extractor fan, fridge/freezer space, plumbed for washing machine, tumble dryer space, fully tiled walls, ceramic

tilled floor, double panelled radiator, understairs storage, hardwood rear door.

## First Floor

Landing, built-in storage, Worchester gas boiler, cornice ceiling.

## Bathroom

Modern white bathroom suite comprising panelled bath, pedestal wash hand basin, low flush wc, ceramic tiled floor, panelled radiator.

## Bedroom

9'10" x 10'7" (3.02 x 3.23)  
Panelled radiator.

## Bedroom

15'8" x 10'11" (4.78 x 3.35)  
Cornice ceiling, double panelled radiator.

## Second Floor

Landing

## Bedroom

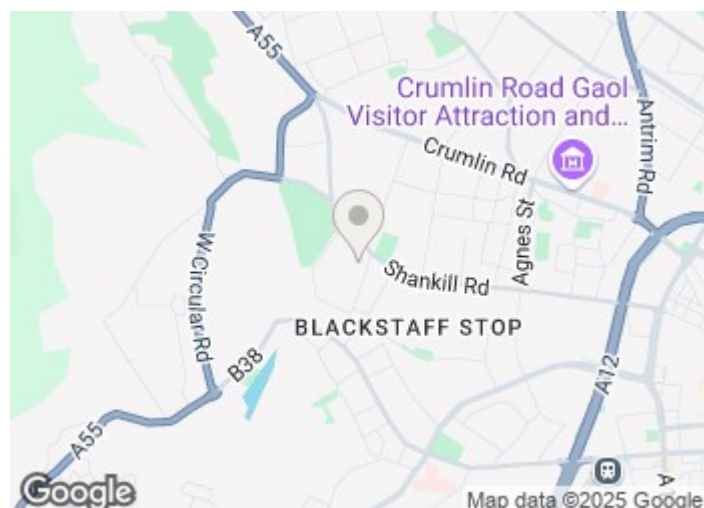
10'0" x 10'7" (3.07 x 3.24)  
Panelled radiator.

## Bedroom

15'8" x 11'0" (4.79 x 3.36)  
Panelled radiator.

## Outside

Enclosed rear yard



## Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

