



48 Ashmore Street , Belfast, BT13 2LH

Offers Over £124,950

Stunning Period Mid Terrace Holding A Prime Position Within This Highly Desirable Location Just A Short Commute To The City.

A Stunning mid terrace house offering spacious and flexible accommodation ideally suited to the demanding lifestyle of the first time buyer or investor alike. The superbly presented accommodation comprises 3 bedrooms, spacious lounge, modern integrated fitted kitchen incorporating built-in double oven and ceramic hob and luxury 4 piece white bathroom suite. The property further benefits from uPvc double glazed windows, gas central heating, Pvc fascia and eaves, furnished cloakroom, replacement rain water goods, low outgoings, hard landscaped gardens front and rear. Superbly presented offering stylish and hassle free living - Early Viewing is highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

48 Ashmore Street

, Belfast, BT13 2LH



- Stunning Period Mid Terrace
- Modern Integrated Fitted Kitchen
- Upvc Double Glazed Windows
- Prime Position Within This Highly Desirable Location
- 3 Bedrooms
- Luxury White Bathroom Suite
- Furnished Cloakroom
- Spacious Lounge
- Gas Central Heating
- Superb Roofspace

Entrance Hall

Upvc double glazed entrance door, 1/2 panelled walls, ceramic tiled floor.

Lounge

12'11" x 11'6" (3.96 x 3.53)

Ceramic tiled floor, double panelled radiator.

Kitchen

14'6" x 9'10" (4.44 x 3.02)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-in double oven, built-in microwave, ceramic hob, stainless steel canopy extractor fan, integrated fridge/freezer, integrated washing machine, built-in storage, ceramic tiled floor, double panelled radiator.

Rear Lobby

Upvc double glazed door to rear, ceramic tiled floor.

Furnished Cloakroom

Low flush wc, ceramic tiled floor

First Floor

Landing, 1/2 panelled walls

Bathroom

Luxury white 4 piece bathroom suite comprising panelled bath, shower cubicle, drench shower, vanity unit, low flush wc, chrome featured radiator, fully tiled walls, ceramic tiled floor, pvc ceiling, recessed lighting

Bedroom

11'2" x 10'4" (3.42 x 3.17)

Wood laminate floor, double panelled radiator

Bedroom

12'11" x 11'2" (3.96 x 3.41)

Built-in robes, double panelled radiator

Bedroom

7'6" x 8'8" (2.29 x 2.66)

Built-in mirrored slide robes, panelled radiator

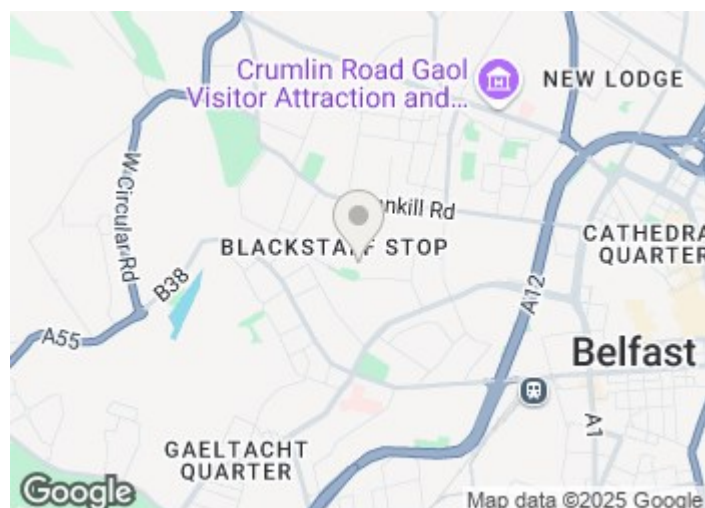
Roofspace

9'7" x 19'7" (2.94 x 5.98)

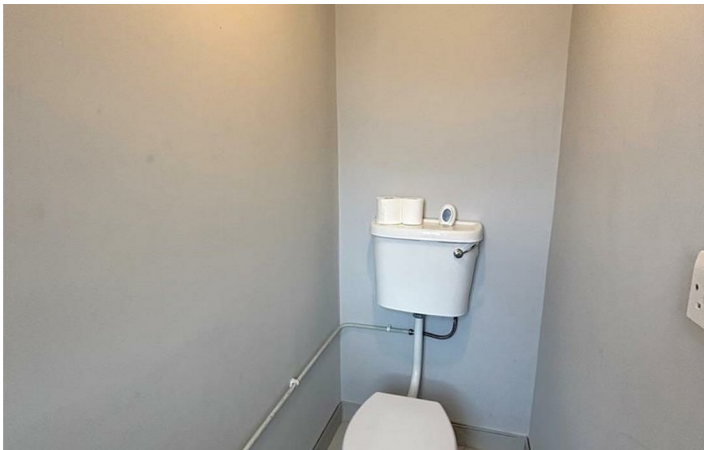
2 velux windows, panelled radiator, under eaves storage, recessed lighting

Outside

Hard landscaped gardens front and rear, garden shed, outside light & tap



Directions



Floor Plan

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