



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**83 RAVENSCROFT AVENUE,
BELFAST, BT5 5BB**

OFFERS AROUND £145,000



A fully renovated end terrace property just off the Beersbridge Road, completely modernised from top to bottom with great care and attention to detail by the current owner, including outside garden area.

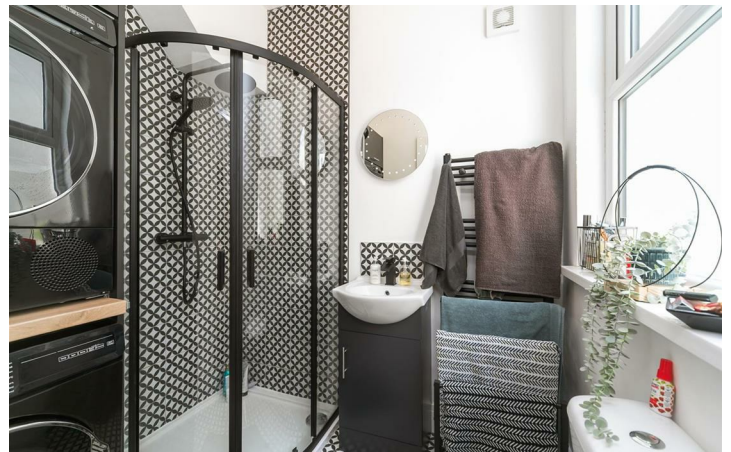
The accommodation has been improved throughout, and includes a rewire, partial re plumb, new luxury kitchen, new luxury bathroom, and a fantastic new shower room with utility area. The entrance hall, lounge open to dining room, are all finished in an attractive wood laminate flooring. The dining room further opens to the new kitchen with a range of integrated appliances and attractive tiling. The new shower room is just off the dining room and includes an attractive walk in shower cubicle with built in rainfall shower, utility unit with plumbing for washing machine and space for drier, and attractive tiling with wall mounted feature radiator.

The first floor includes three well proportioned bedrooms and luxury family bathroom with freestanding bath with fully tiled walls and floor. Additionally, there is a Slingsby ladder to a partly floored roofspace with new gas boiler. Situated within a popular area close to many local amenities, this property further benefits to some great outside space to the rear and side, which can only be described as a walled garden finished with artificial grass.



Key Features

- A Fully Renovated End Terrace Property With Outside Walled Garden
- Lounge Open to Dining Room with Attractive Wood Laminate Flooring
- Dining Open to New Luxury Kitchen and Separate New Luxury Shower Room
- Three Well Proportioned Bedrooms, One with Built-in Double Wardrobe
- New Luxury Bathroom, Including Attractive Freestanding Bath and Tiling
- Enclosed Rear and Side Wall Garden Laid with Artificial Grass
- Full Renovation to Include Rewire, Partial Replumb, New Gas Boiler etc
- Located Close to Holywood Arches and Glider Bus Service into Belfast City Centre



Accommodation Comprises

Entrance Hall

Wood laminate flooring. Cupboard understairs.

Lounge

10'9 x 8'7

(into bay) Wood laminate flooring. Archway to:

Dining Room

9'9 x 9'8

Wood laminate flooring. Archway to kitchen.

Kitchen

8'8 x 7'9

New range of high and low level units, wood effect laminate work surfaces, inset single drainer stainless steel sink unit with mixer tap, built-in under oven, ceramic hob, aluminium splashback and extractor hood, integrated slimline dishwasher, space for fridge freezer, part tiled walls, porcelain tiled flooring, recessed spotlighting.

Shower Room

New white suite comprising walk-in shower cubicle with built-in rainfall and handheld shower, tiled walls and sliding shower doors, vanity unit with mixer tap, tiled splashback, low flush WC, utility unit with plumbing for washing machine and space for dryer. Tiled floor, wall mounted radiator, extractor fan.

First Floor

Bedroom 1

10'0 x 9'0

(at widest point)

Bedroom 2

8'5 x 7'8

(at widest point) Double built-in wardrobe.

Bedroom 3

6'6 x 6'3

Bathroom

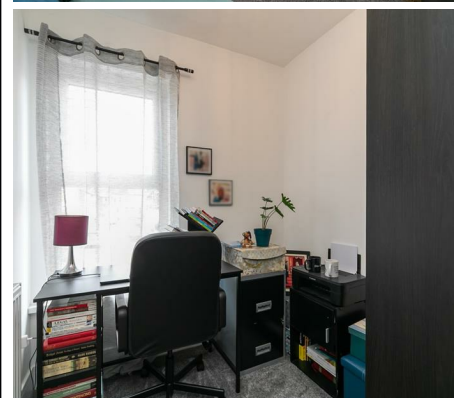
New white suite comprising freestanding bath with mixer tap and handheld shower, vanity unit with mixer tap and sensor touch mirror, low flush WC, fully tiled walls and ceramic tiled flooring. Wall mounted chrome feature radiator, recessed spotlighting, extractor fan.

Roofspace

Slingsby ladder to part floored roofspace with gas fired boiler.

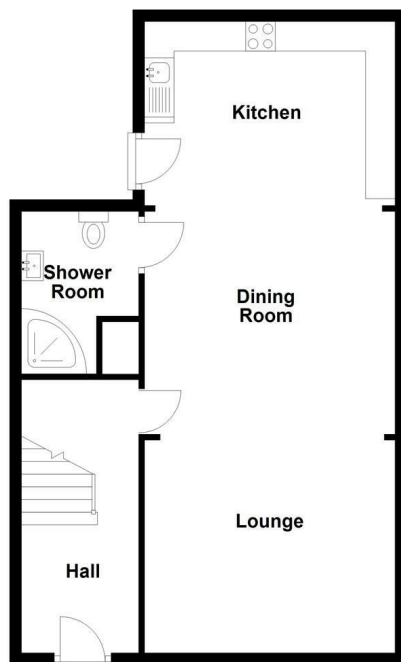
Outside

Front garden laid in decorative stone. Enclosed rear and side garden area with artificial grass and sitting area. Outside tap.

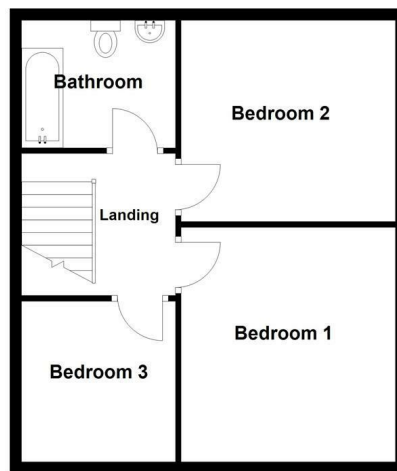




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Questions you may have. Which mortgage would suit me best?

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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