






A three storey mid townhouse located just off the bustling Ormeau Road  
Property requires extensive work but offers great potential  
Cash offers only due to nature of works required  
Welcoming and spacious entrance hall  
Spacious living room with a bay window and a feature fireplace  
Separate dining room  
Kitchen area in need of refurbishment  
Four well-proportioned bedrooms split over two floors  
Shower room with a white suite  
Oil fired central heating system and double glazed throughout

2   
4   
1 





### More for your Money!

This four bedroom, three storey mid townhouse is located just off the bustling Ormeau Road with its array of coffee shops, bars and shops ensuring a pleasurable and convenient lifestyle. The location alone will ensure the interest will be high and it will certainly prove popular with first time buyers, investors and those looking to move to a convenient and friendly neighbourhood. The property does require updating and modernisation but represents a great opportunity.

Downstairs comprises of a welcoming entrance hall, a living room with a feature fireplace and a bay window, a dining room and a kitchen. The first floor comprises of two bedrooms and a shower room with a white suite. The second floor comprises a further two well-proportioned bedrooms.

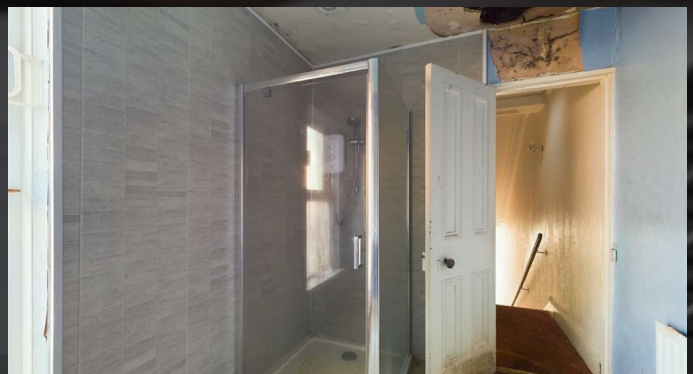
Externally to the front there is a small easy to maintain garden. To the rear there is a useable yard with space to relax in... weather permitting!

Agincourt Avenue is ideally located just off the bustling Ormeau Road and is within easy walking distance to Stranmillis, making shopping, eating out, universities and parks all very easily accessible. The property benefits from being located within the catchment area for many leading schools which will be a big attraction for parents. There is regular local transport into the city centre and leading schools.

### Your Next Move...

Thinking of selling, it would be a pleasure to offer you a **FREE VALUATION** of your property.

Mortgage advice is also available from our in-house Mortgage Advisor, you can find out how much you can borrow within minutes instead of waiting weeks to go through your high street bank for a decision.



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### REQUEST VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property to you!

513 Ormeau Road, Belfast, BT7 3GU

**02890 450 550**

property@michael-chandler.co.uk

michael-chandler.co.uk

Michael  
**Chandler**  
ESTATE AGENTS