

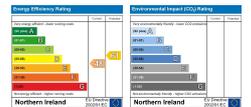


7 Belmont Avenue West

Belfast, BT4 3DG

Offers in the region of

£115,000



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A keenly priced property in a highly popular residential location which offers significant investment potential.

Tucked away, just off the ever-popular Belmont Road the dwelling comprises of an entrance hall, reception, fitted kitchen, classic white bathroom suite and two bedrooms. Outside there are front and rear yards.

The property further benefits from oil fired central heating and uPVC double glazing.

Belmont Avenue West is conveniently located close to many leading shops and amenities including Strand Arts Centre, Cafe Smart, Earlswood Veterinary Clinic, Campbell College, Bloomfield Collegiate and Strathearn School. It also shares excellent transport links with Belfast City Centre.

Contact Rea Estates for further details or to arrange an appointment to view.

Ground Floor

Hallway

Composite front door with smoked glass insets, panelled radiator, stairs leading to first floor

Living Room 12'2" x 9'6" (3.71m x 2.90m)

Into bay, enclosed electricity meter, panelled radiator

Kitchen 9'10" x 8'3" (3.01m x 2.54m)

Fitted kitchen with both high and low level units, tiled

splash backs and contrasting worktops, stainless steel sink and drainer, cooker space with extractor hood, plumbed for a washing machine, fridge freezer space, double panelled radiator, leading to:

Back Hall

Storage cupboards and counter space, access to rear yard

Downstairs Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basin and panelled bath, panelled radiator

First Floor

Landing

Stairs leading to floored loft suitable for light storage

Front Bedroom 9'11" x 13'5" (3.04m x 4.11m)

Panelled radiator

Rear Bedroom 9'10" x 8'6" (3.00m x 2.60m)

Enclosed hot press, panelled radiator

Outside

Front

Brick privacy wall with metal entrance gate, paved yard

Rear

Enclosed yard with access to rear entry, boiler house and PVC oil tank




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Road Map



Hybrid Map



Terrain Map



Floor Plan

VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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