

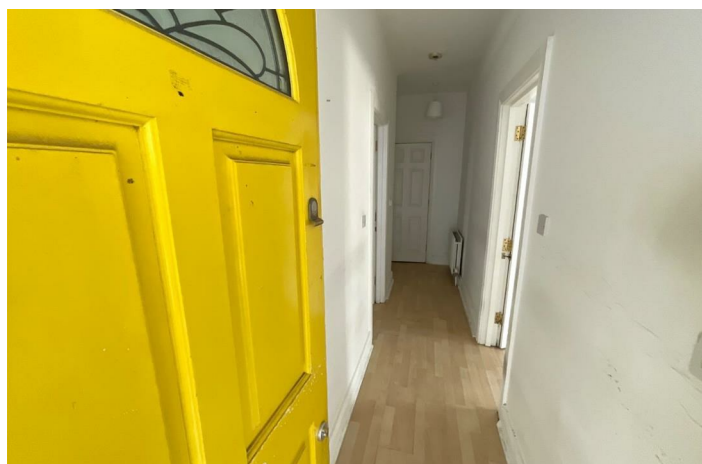
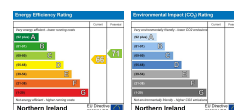


47a Henderson Avenue

Belfast, BT15 5FL

Asking price

£110,000



# 47a Henderson Avenue

, Belfast, BT15 5FL

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We are acting in the sale of the above property and have received an offer of £100,000. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

The Energy Performance Certificate Rating is D66.

A deceptively spacious ground floor apartment located just off the ever-popular Cavehill Road in North Belfast which is sure to appeal to first-time buyers and investors alike.

Internally the dwelling comprises entrance hallway, open plan kitchen/lounge/dining area, classic white three piece bath suite and two well proportioned bedrooms. Outside there are communal gardens accessed via secure entrance gate.

The property further benefits from gas fired central heating and double glazed windows.

Henderson Avenue is conveniently located close to many leading shops and amenities including a wealth of independent retailers. It also shares excellent transport links with Belfast City Centre.

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

Additional Information

Communal Management Fee: £965 per annum

## Ground Floor

### Entrance Hallway

Hardwood front door with glass inset, 2 enclosed storage cupboards housing gas boiler, wood laminate flooring, double panelled radiator

### Kitchen/Lounge/Dining Area 19'7" x 11'2" (5.99m x 3.42m)

Fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless steel bowl and a half sink and drainer with mixer taps, plumbed for a washing machine

### Bathroom

Classic white bathroom suite including low flush WC, oedestal wash hand basin and panelled bath, tiled flooring and walls, panelled radiator

### Bedroom 1 10'7" x 10'11" (3.25m x 3.34m)

Wood laminate flooring, double panelled radiator

### Bedroom 2 12'6" x 6'11" (3.82m x 2.11m)

Wood laminate flooring, panelled radiator

### Outside

Secure communal gates, enclosed shared garden





### Road Map



### Hybrid Map



### Terrain Map



### Floor Plan

## VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.