

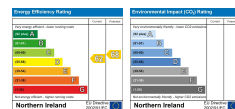


88 Twaddell Avenue

Belfast, BT13 3LG

Offers in the region of

£110,000

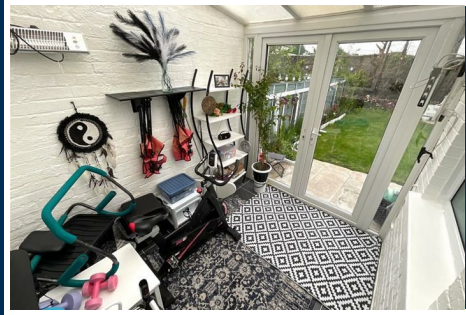




# 88 Twaddell Avenue

, Belfast, BT13 3LG

Offers in the region of £110,000



An exceptionally well presented townhouse in a highly regarded residential location which is sure to appeal to first time buyers, growing families and investors alike.

Internally this beautiful dwelling comprises vestibule entrance, bright reception, fitted kitchen, sun room, ground floor bathroom suite and three first floor bedrooms. Outside there are enclosed gardens to the front and rear.

The property further benefits from gas fired central heating and Upvc double glazing throughout.

Twaddell Avenue is conveniently located close to many leading shops and amenities including Ballygomartin Tesco and Woodvale Park. It also shares excellent bus services to Belfast City Centre.

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

## Ground Floor

### Vestibule Entrance

Hardwood front door with glass insets, laminate flooring, wooden internal door leading to:

### Living Room 11'5" x 14'8" (3.48m x 4.49m)

Wood laminate flooring, enclosed electricity meter, double panelled radiator

### Hallway

Wood laminate flooring, under stair storage, double panelled radiator, stairs leading to first floor

### Kitchen 9'2" x 8'2" (2.81m x 2.51m)

Modern 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, integrated oven and hob with extractor hood, fridge freezer space, double panelled radiator, wood laminate flooring

### Back Hall

Enclosed storage cupboard

### Downstairs Bathroom

Classic white bathroom suite including low flush WC, wall mounted wash hand basin and panelled bath with shower attachment overhead, vinyl flooring, panelled radiator

### Sun Room 9'3" x 7'6" (2.83m x 2.31m)

Tiled flooring, double patio doors leading to enclosed garden

## First Floor

### Bedroom 1 9'3" x 11'6" (2.84m x 3.52m)

Original feature fireplace, enclosed storage cupboard housing gas boiler, double panelled radiator

### Bedroom 2 11'4" x 7'9" (3.46m x 2.38m)

Double panelled radiator

### Bedroom 3 8'0" x 6'5" (2.44m x 1.98m)

Double panelled radiator

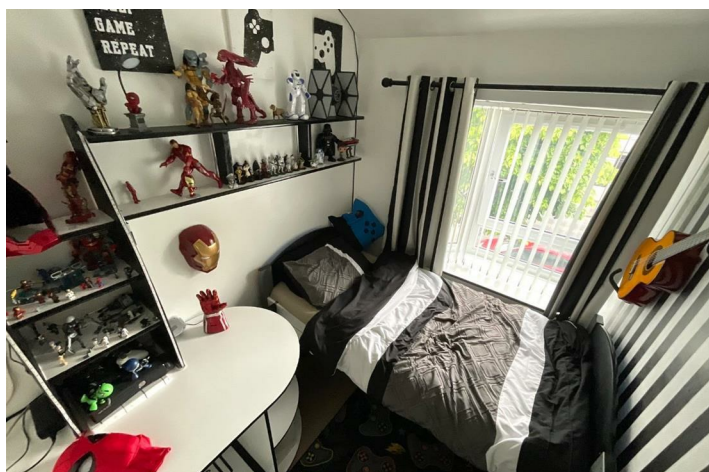
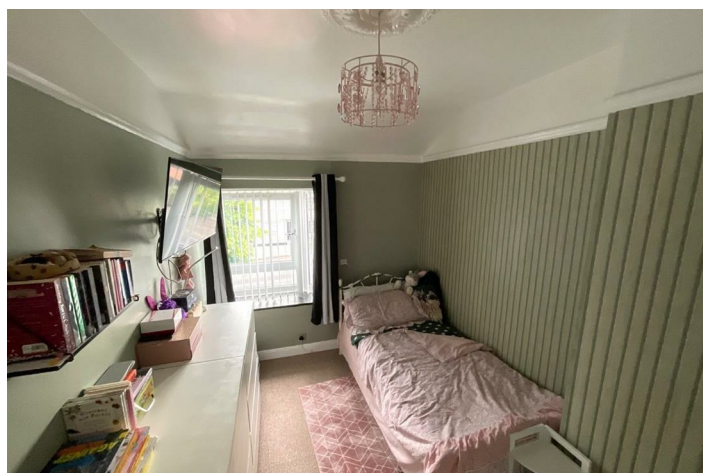
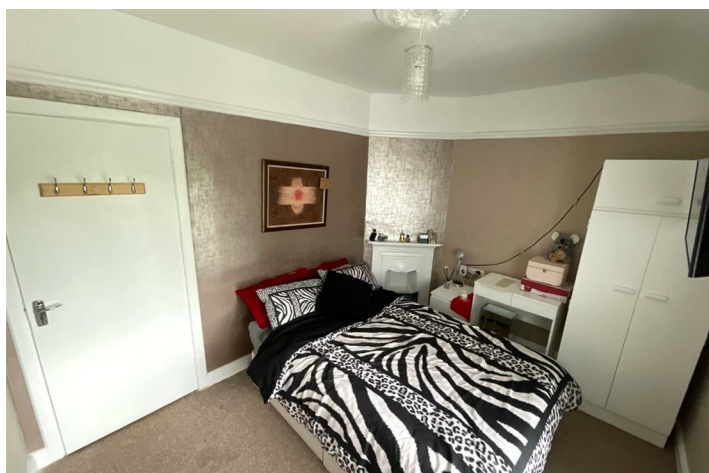
## Outside

## Front

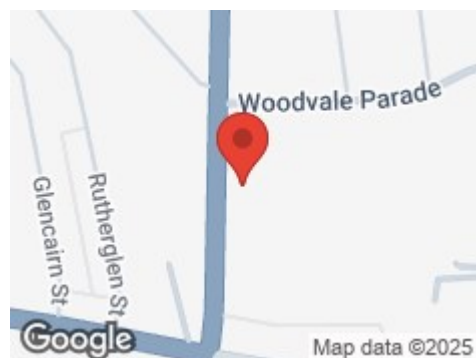
Privacy hedging and metal entrance gate, elevated lawn with mature shrubs and trees

## Rear

Mature gardens laid out in lawn with shrubbery surround, paved patio area, access to rear entry, exterior lighting



Road Map



Hybrid Map



Terrain Map



Floor Plan

## VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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