



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

4 Lichfield Avenue,  
Belfast,  
County Antrim,  
BT5

**Offers Over: £159,950**

 **Reeds Rains**

reedsrains.co.uk

4 Lichfield Avenue, Belfast, County Antrim, BT5

**Offers Over: £159,950**

EPC Rating: D

Finished to an exceptionally high standard throughout, is this beautiful red brick mid terrace property situated within the heart of Bloomfield.

Local parks, walk / cycle paths, shops, eateries and regular public transport links are all within walking distance whilst the vibrant Ballyhackamore Village benefitting from the vast array of amenities and attractions is close by.

For those who commute often, Belfast City Centre and the surrounding towns are also easily accessible via the main arterial routes and outer ring.

The property itself offers bright, beautifully presented and easy to maintain accommodation throughout - perfect for those seeking their first home within such a convenient & sought after location.

Early inspection is advised.

### **Solid Wooden Front Door To...**

#### **Entrance Hall**

Corbels. Cornice work. Laminated wooden flooring.

#### **Lounge Open Plan To Dining Area**

23' x 10'1" (7m x 3.07m)

Into bay window. Ample dining area. Cornice work. Laminated wooden flooring.

#### **Stunning Fitted Kitchen**

14' x 5'9" (4.27m x 1.75m)

One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with laminated work surfaces. Integrated four ring electric hob and built in oven with integrated extractor hood. Space for fridge / freezer. Integrated dishwasher. Plumbed for washing machine. Under stairs storage. Recessed spotlighting. Partly tiled walls. Ceramic tiled flooring. uPVC door to enclosed rear yard.

### **First Floor**

#### **Bedroom One**

13'3" x 9'7" (4.04m x 2.92m)

#### **Bedroom Two**

10'4" x 8'1" (3.15m x 2.46m)

Built in storage with Worcester gas fired boiler.

#### **Luxury Shower Room**

Comprising fully tiled walk in shower cubicle with thermostatically controlled shower unit with overhead drencher. Dual flush w/c. Pedestal wash hand basin with chrome dual mixer tap. Recessed spotlighting. Chrome heated towel rail. Extractor fan.

#### **Landing**

Access to roof space.

#### **Outside**

Forecourt to front and enclosed easy to maintain yard to rear.

### **CUSTOMER DUE DILIGENCE**

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> contents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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All Measurements

All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.