



4 Lichfield Avenue,
Belfast,
County Antrim,
BT5

Offers Over: £159,950

Reeds Rains

reedsrains.co.uk

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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/ukSI/2017/692/c> ontents

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.