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**1 Adelaide Avenue**

Lisburn Road, Belfast  
BT9 7FY

**Offers Over £235,000**



## 1 ADELAIDE AVENUE, BT9 7FY

- Substantial End Terrace in a Prime Location Just off Lisburn Road
- Good Sized Lounge/Separate Living Room
- Fitted Kitchen Open Plan to Dining Area
- 3 Bedrooms
- Bathroom with White Suite
- Well Presented Throughout
- Oil Fired Central Heating/Double Glazed Windows
- Within walking distance of Queen's University and Belfast City Hospital
- Ideal For Owner Occupiers or Investors
- Convenient to a Wide Range of Amenities Including Shops, Restaurants and Public Transport

This well presented end terrace property is ideally located in one of the most sought after avenues just off Lisburn Road.

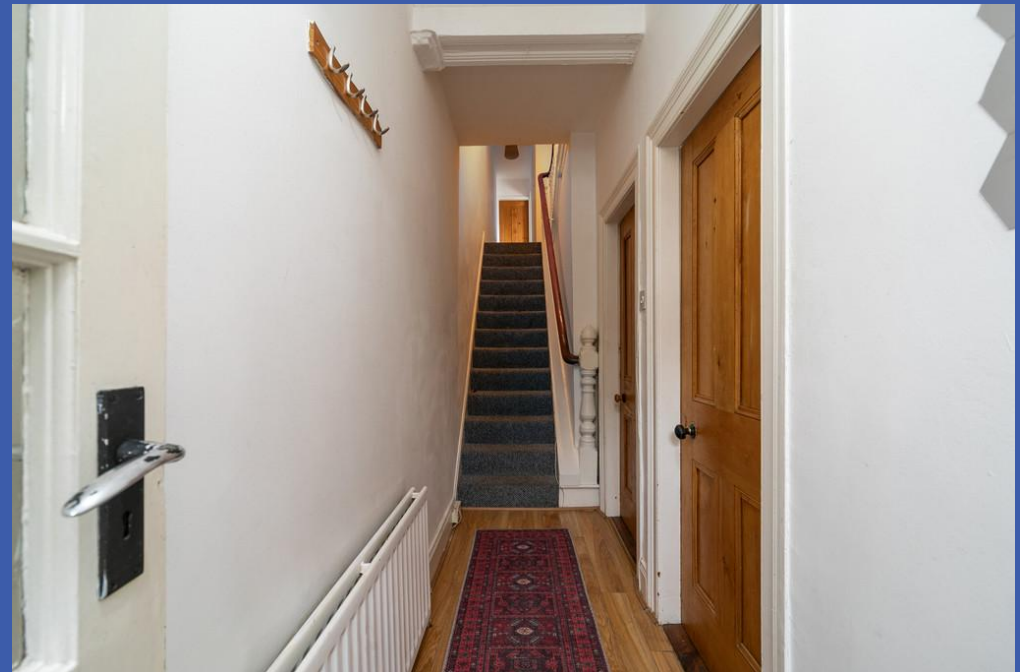
The property is well presented by the current owners and offers well proportioned accommodation which briefly comprises a good sized lounge, separate living room and a fitted kitchen with breakfast area on the ground floor.

On the first floor there are three bedrooms and a bathroom with white suite.

The property also benefits from oil fired central heating and double glazed windows.

In addition, the larger than average site creates a covered utility storage area to the side accessed from the kitchen along with an enclosed rear garden area with the facility for off street parking if required.

Situated close to many local amenities on Lisburn Road, including shops and public transport, as well as being convenient to Belfast City Centre and Queens University, this delightful property is ideal for either owner occupiers or investors and viewing is highly recommended.









## PROPERTY COMPRISES

uPVC double glazed front door to entrance porch.

**ENTRANCE PORCH** Laminate wood effect floor, glazed door to entrance hall.

**ENTRANCE HALL** Laminate wood effect floor.

**LOUNGE 15' 3" x 10' 2" (4.65m x 3.1m)** Sanded and varnished floorboards, bay window, attractive decorative fireplace with cast iron and tiled inset and tiled hearth, cornice ceiling, picture rail.

**LIVING ROOM 10' 1" x 9' 10" (3.07m x 3m)**

**KITCHEN WITH BREAKFAST AREA 20' 0" x 6' 10" (6.1m x 2.08m)** Range of high and low level units, work surfaces, Old Belfast style sink unit with mixer tap, plumbed for dishwasher, tiled floor, space for cooker, wood flooring to breakfast area, glazed patio doors to rear yard.

**COVERED AREA / UTILITY SPACE 20' x 9' 4" (6.1m x 2.84m) (@ average points)** Oil fired boiler, plumbed for washing machine, access to rear yard.







**FIRST FLOOR LANDING** Access to roof space, hot press airing cupboard.

**BEDROOM 14' x 11' 10" (4.27m x 3.61m)** Sanded and varnished floorboards.

**BEDROOM 10' 2" x 8' 2" (3.1m x 2.49m)** Decorative cast iron fireplace.

**BEDROOM 7' 6" x 6' 10" (2.29m x 2.08m)**

**BATHROOM** White suite comprising tiled panelled bath with mixer taps, telephone hand shower, Redring electric shower over, high flush WC, pedestal wash hand basin, part tiled walls, part tongue and groove walls, panelled ceiling.

**OUTSIDE** Large enclosed rear yard area, in loose stones with off street parking.











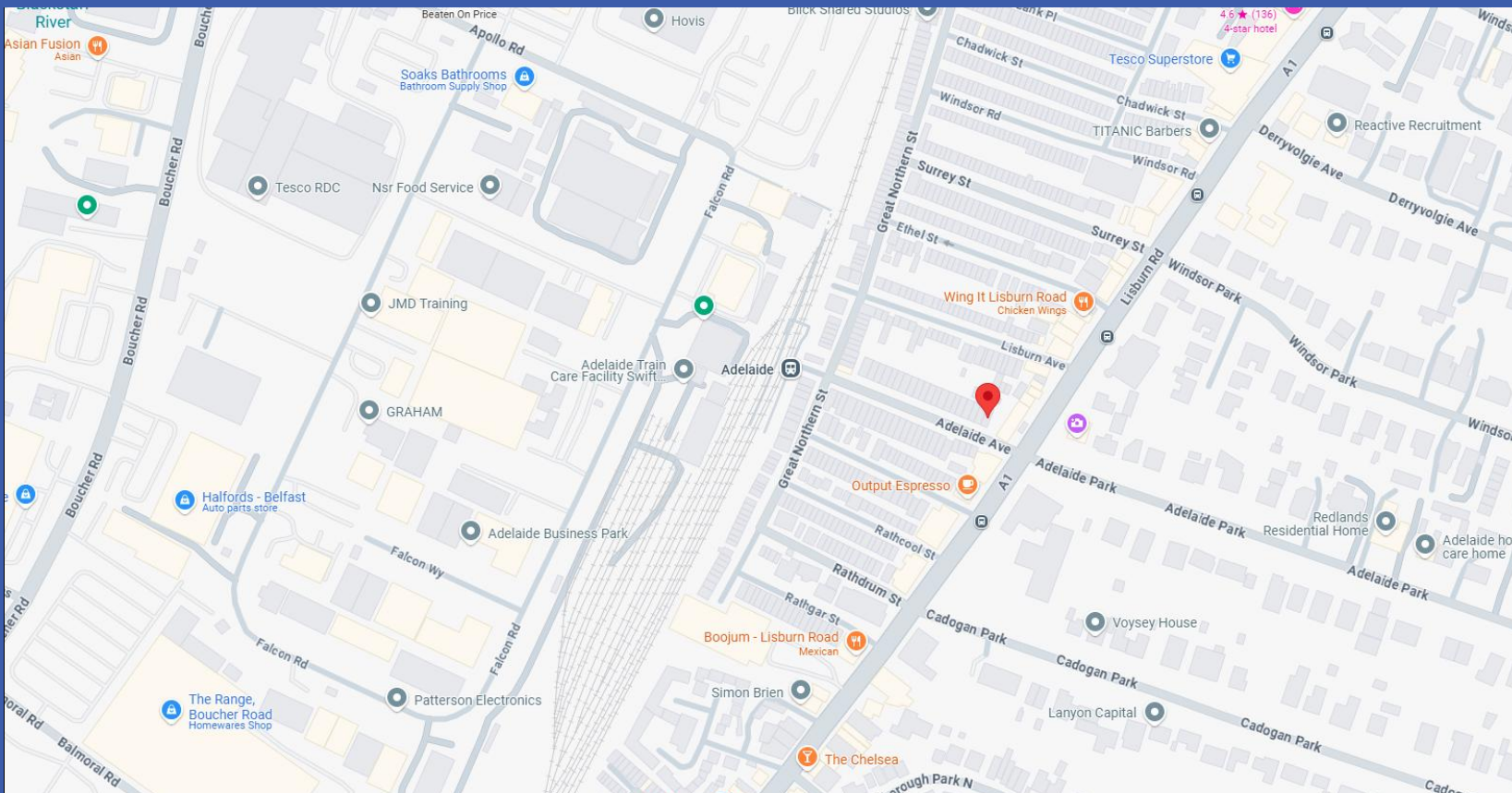












**Directions:**  
Coming out of Belfast on Lisburn Road Adelaide Avenue is on the right hand side

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	47 E
21-38	F		
1-20	G		



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