

KINGSTON BERKELEY

37 Ashley Avenue

Lisburn Road, Belfast South
Belfast, BT9 7BT

Guide Price

£249,950



- Extended semi detached property
- Registered as an 8 bedroom HMO
- Mix of double and single bedrooms over 3 floors
- Serviced with both gas and oil fired central heating
- Two shower rooms and separate toilet room
- Two separate fitted kitchens on ground and first floors
- PVCu double glazed windows fitted throughout
- Enclosed garden to rear
- Minutes walk onto the Lisburn Road
- Close to Queens University and MBC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	55
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

EXCEPTIONALLY DIFFERENT | EXCEEDINGLY BETTER



Description

Accommodation:

Ground Floor

PVC panelled door leading to:

Entrance: Carpeted floors

Bedroom 1: (5.495m x 1.721m) Bay window with PVC glazed units, carpeted flooring, double sided radiator.

Bedroom 2: (5.382m x 1.748m) Double sided radiator, PVC double glazed window, carpeted flooring.

Shower Room: (2.305m x 1.022m) Laminate flooring, electric extractor fan, single sided radiator, wash had basin, walk in shower with glass screen and tiled surround. Electric power shower.

WC: (1.814m x 0.906m) Laminate flooring, low flush WC, pedestal wash hand basin with chrome mixer tap, single sided radiator, electric extractor fan.

Lounge: (3.791m x 4.016m) Fire surround, double sided radiator, carpeted flooring, single sided radiator.

Kitchen: (2.880m x 1.018m) Laminate flooring, fitted kitchen with a range of high and low-level units, plumbed for washing machine and area for under counter fridge, stainless steel basin with strainer, tiled splash-back, integrated hob and oven.

Rear Hall: PVC panelled door to rear, PVC



double glazed window x 2, carpeted flooring.

Bedroom 3: Two single sided radiators, carpeted flooring, large double-glazed PVC window, built-in robe.

First Floor

Landing Area: Carpeted flooring, gas boiler.

Bedroom 4: Single sided radiator, carpeted flooring, double glazed window.

Shower Room: (2.494m x 1.285m) Laminate flooring, pedestal wash hand basin, low flush WC, shower unit with tiled surround, glass screen and power shower.

Kitchen 2: (1.872m x 2.512m) Laminate flooring, fitted high and low-level kitchen units, tiled splash-back, area for free standing cooker, plumber for washing machine.

Bedroom 5: (4.323m x 2.93m) Carpeted flooring, double sided radiator, double glazed window.

Bedroom 6: (2.948m x 2.834m) Carpeted flooring, double sided radiator, double glazed window.



Second Floor

Bedroom 7: (4.665m x 3.061m) Carpeted flooring, double sided radiator, double glazed window.



Bedroom 8: (2.744m x 5.61m) Carpeted flooring, double sided radiator, double glazed window.

Rear

Raised garden with part paved area, gardens laid in lawn and surrounded by mature hedging.

For further information or to arrange a viewing please contact a member of our County Antrim Sales Team today on **028 96 931 931**.



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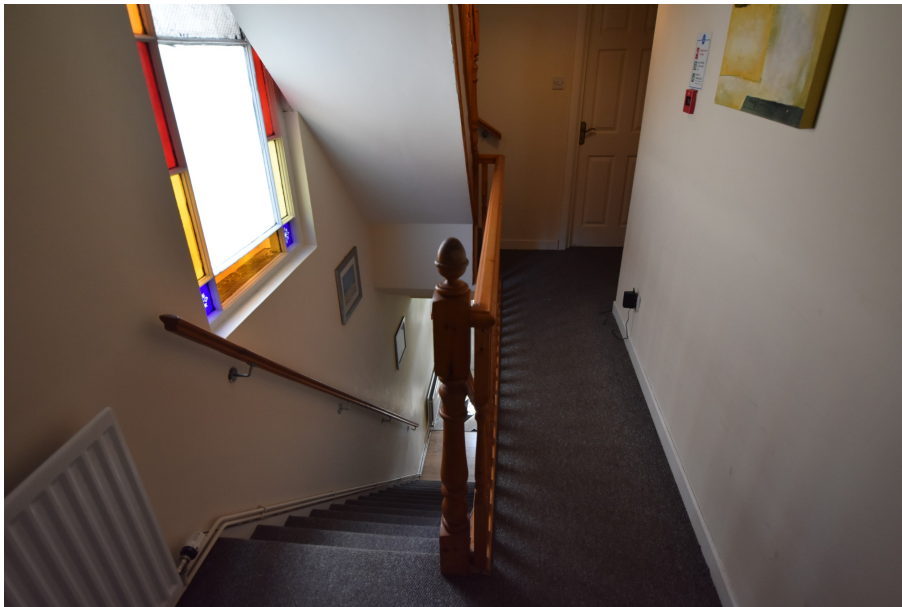
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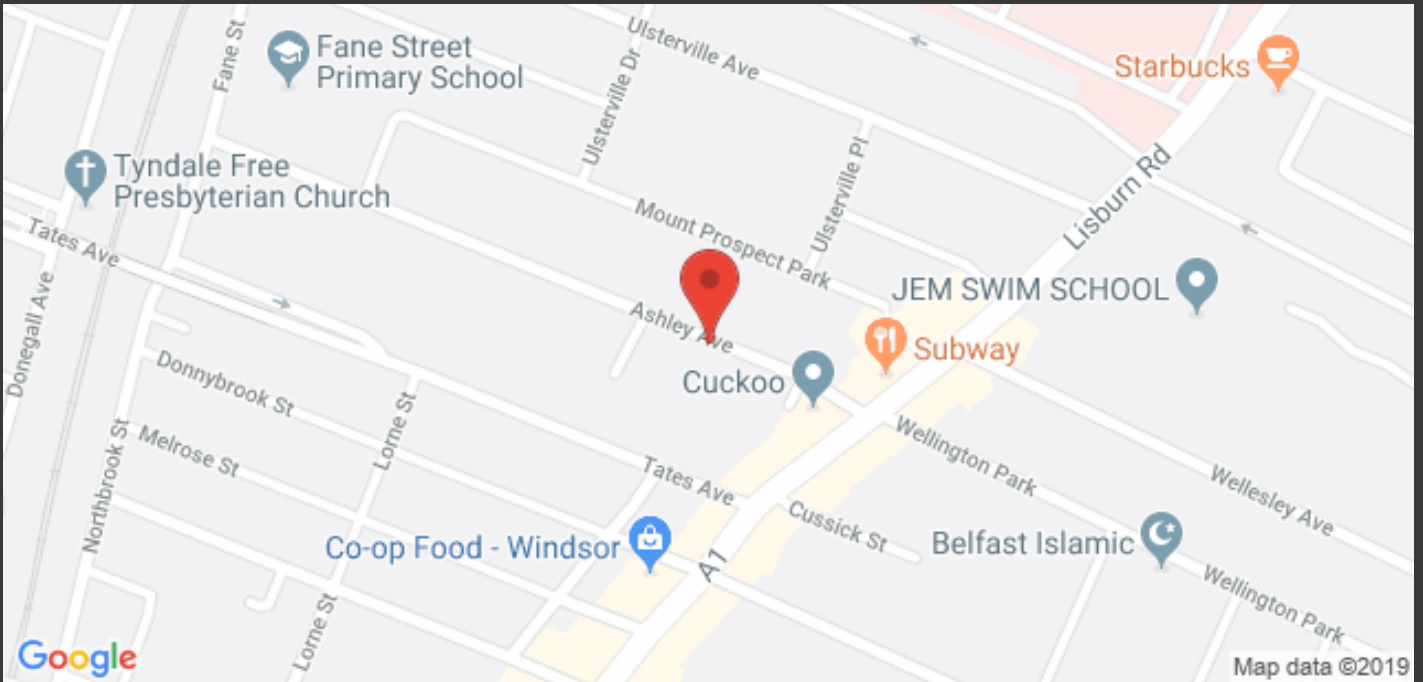
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KINGSTON BERKELEY



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