



### 3 Harberton Avenue, Belfast, BT9 6PH

**Price Guide £750,000**

Constructed circa 1930's, this beautiful detached residence offers spacious family accommodation full of character and charm. Located on a tree-lined avenue in a popular area of South Belfast this home occupies an extensive private mature site and excellent rear garden with south westerly aspect. With many original features in place, the property also benefits from an extension in keeping with the original design which contributes to the spacious accommodation ideal for the growing family. Harberton Avenue is conveniently located to a host of amenities in the surrounding area including shops, restaurants, public transport, Queens University, leading primary and grammar schools and the amenities of the Lisburn Road. Early viewing recommended.

- Detached Arts & Crafts Family Residence
- Drawing Room, Lounge & Living Room
- Utility Room, Downstairs W.C & Excellent Storage Throughout
- Gas Fired Central Heating / Partial Double Glazing
- Within Close Proximity To A Wide Range Of Leading Schools & Excellent Transport Links
- Six Bedrooms
- Kitchen Open Plan To Dining Area
- Mature South Westerly Facing Garden In Lawn, Gated Front Driveway & Attached Garage
- An Ideal Opportunity To Purchase A Beautiful Family Home With Many Original Period Features Throughout
- Located In A Sought After Tree Lined Avenue

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		57	59
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC



## THE ACCOMODATION COMPRISES

### ON THE GROUND FLOOR

#### ENTRANCE

Hardwood front door with glass panels.

#### RECEPTION HALL



Original wooden wall panelling. Tiled fireplace. Cloakroom storage.

#### DRAWING ROOM 18'8" x 12'9" (5.7 x 3.9)



Bay window, tiled fireplace with mahogany surround.

#### LOUNGE 17'8" x 17'0" (5.4 x 5.2)



Bay window, tiled fireplace with mahogany surround.

#### KITCHEN / DINING 20'0" x 15'8" at widest points (6.1 x 4.8 at widest points)



Range of high and low level units, integrated dishwasher, stainless steel sink unit with mixer tap, integrated oven, concealed extractor fan, part tiled walls, ceramic tiled floor, sliding patio doors to rear garden, recessed spotlighting.





**UTILITY ROOM 10'2" x 9'10" (3.1 x 3.0)**

Range of units, plumbed for washing machine, laminate wood flooring.

**LIVING ROOM 18'0" x 12'1" (5.5 x 3.7)**



Parquet flooring.

**W/C**

Low flush W.C, wash hand basin with storage below, original Terrazzo flooring.

**ON THE FIRST FLOOR**



Leaded glass window.

**BEDROOM ONE 14'9" x 14'1" (4.5 x 4.3)**



Built in robes.

**BATHROOM**



White suite comprising panel bath, pedestal wash hand basin, low flush W.C, storage, part tiled walls, ceramic tiled flooring.

**BEDROOM TWO 13'1" x 12'9" (4.0 x 3.9)**



Built in robes.

**BEDROOM THREE 17'0" x 12'1" (5.2 x 3.7)**





**BEDROOM FOUR 12'1" x 8'10" (3.7 x 2.7)**



Built in robes.

**BEDROOM FIVE 11'1" x 9'6" (3.4 x 2.9)**



Built in robes.

**BEDROOM SIX / STUDY 8'2" x 7'6" (2.5 x 2.3)**

**BATHROOM**



White suite comprising panel bath with shower over, wash hand basin with storage below, fully tiled walls, ceramic tiled flooring.

**W/C**

Low flush W.C.

**OUTSIDE**



Extensive rear garden with south westerly aspect in lawn surrounded by mature trees, plants & shrubs. Gated front driveway providing ample off street parking.

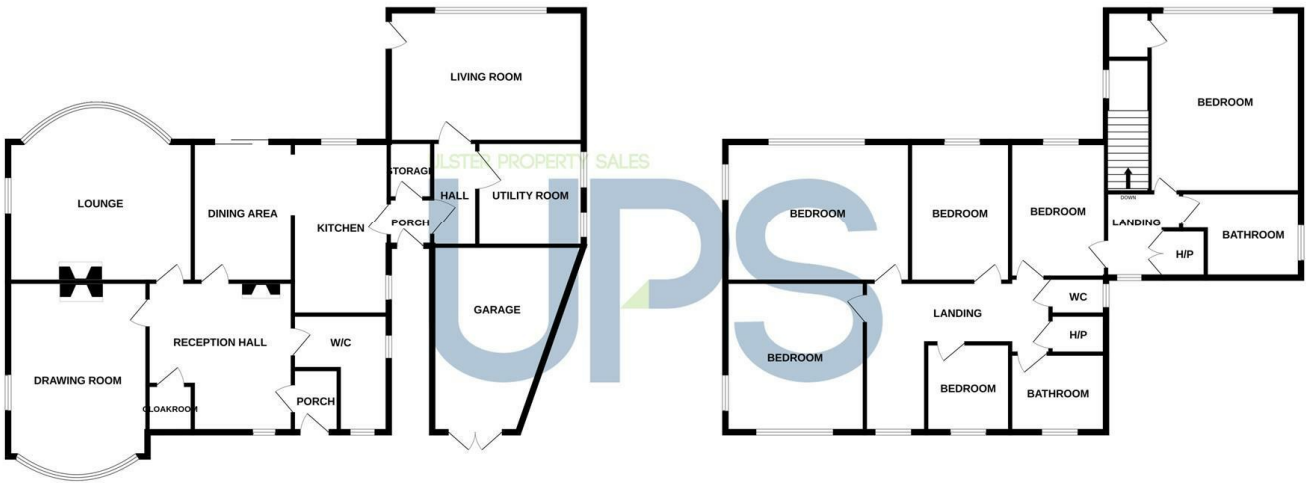
**GARAGE 16'4" x 8'10" (5.0 x 2.7)**



# Floor Plan

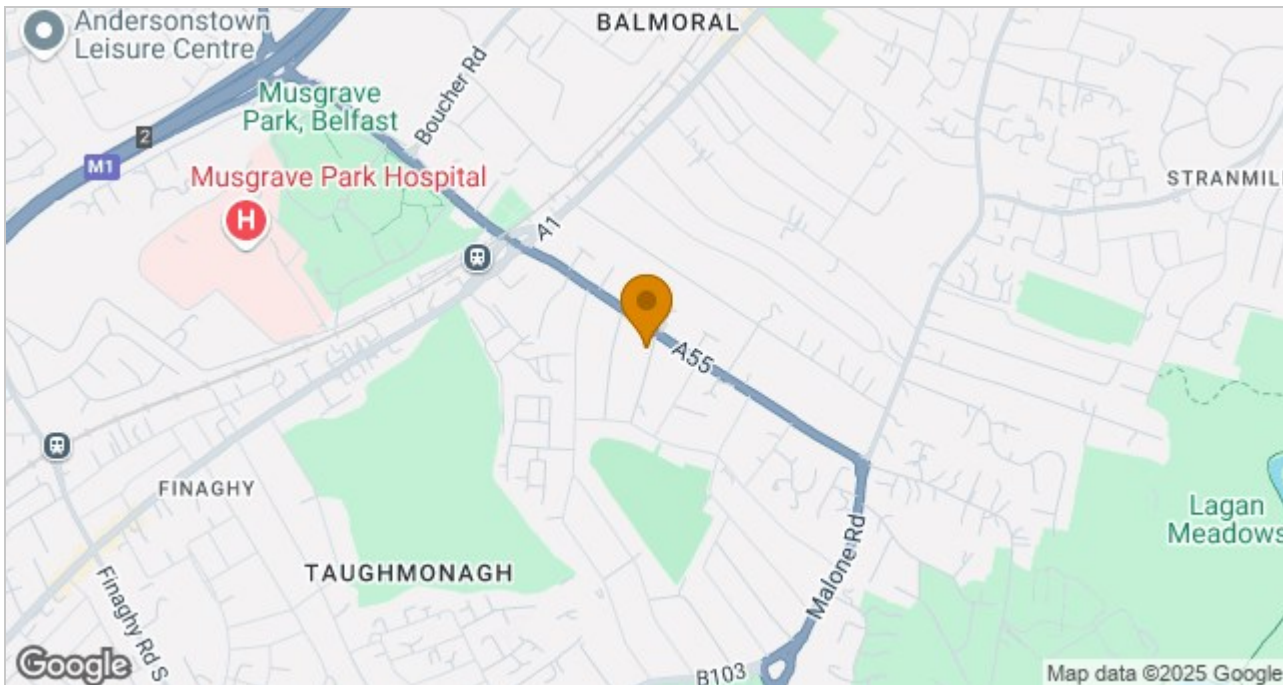
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



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