



Superb, recently renovated and decorated, mid terrace in popular Lisburn Road location within easy walking distance of many local amenities including shops, bars, restaurants, cafes and public transport. The Royal and City Hospitals, Queens University and City Centre are all also close by.

The property is deceptively spacious and bright comprising a reception hall, good sized lounge open plan to dining room area, brand new fitted kitchen with integrated appliances. On the first floor there are two double bedrooms and brand new fitted bathroom with bath and separate shower area.

The property benefits from oil fired central heating, double glazed windows and a large boiler room with utility space, power and light, plumbed for washing machine.

Externally there is a rear yard and further enclosed rear patio garden area.

Ideal for owner occupiers, first time buyers or investors, early viewing is recommended.

Offers Over
£199,950

53 Lisburn Avenue,
Off Lisburn Road,
BELFAST,
BT9 7FX

Viewing by
appointment
through agent
028 9066 3030

- Superb Recently Renovated Two Bedroom Terrace just off The Lisburn Road and Close to Amenities
- Spacious Reception Hall
- Good Sized Lounge Open Plan to Dining Room
- Under Stairs Storage
- Brand New Luxury Fitted Kitchen with Range of Appliances
- Two Double Bedrooms
- Brand New Large Luxury Fitted Bathroom with Separate Shower Cubicle
- Modern Decor Throughout Including New Carpets and Ready to Move In
- Oil Fired Central Heating / Double Glazed Windows / New Damp Proof Course Installed
- Large Boiler Room with Utility Space & and light, plumbed for washing machine
- Rear Yard and Further Enclosed Patio Garden Area to the Rear
- Walking Distance of Many Local Amenities on the Lisburn Road & including Queens University, City and Royal Hospitals and the City Centre
- Ideal for a Home Owner or Landlords

The Property Comprises:

Ground Floor

Composite front door and glazing to...

RECEPTION HALL:

LOUNGE OPEN PLAN TO DINING ROOM 25' 5" x 9' 10" (7.75m x 3m)

Hole in wall fireplace, cornice ceiling, understair storage.

BRAND NEW LUXURY FITTED

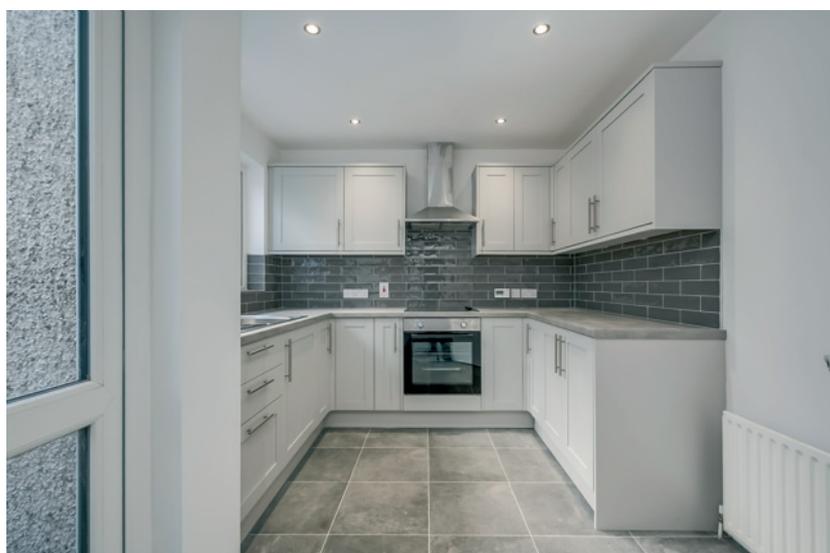
KITCHEN: 11' 3" x 8' 11" (3.43m x 2.72m)

Range of high and low level units, work surfaces, single drainer stainless steel sink unit, integrated

Lomona hob and oven, stainless steel extractor fan, space for

fridge/freezer, plumbed for washing machine, low voltage

spotlights, ceramic tiled floor, upvc door to rear year and rear garden area.



First Floor

RETURN LANDING Large shelved airing cupboard.

BRAND NEW LUXURY FITTED BATHROOM: White suite comprising low flush WC, pedestal wash hand basin, tiled splash back, panelled bath with splash tiling, fully tiled shower cubicle with electric shower, ceramic tiled floor.

SPACIOUS LANDING: Access to roofspace.

BEDROOM (1): 13' 1" x 10' 7" (3.99m x 3.23m) At widest points.

BEDROOM (2): 10' 8" x 7' 9" (3.25m x 2.36m) At widest points.

Outside

ENCLOSED REAR YARD: Outside tap and light.

GOOD SIZED BOILER HOUSE WITH UTILITY SPACE: Oil fired boiler.

ENCLOSED REAR PATIO GARDEN: uPVC oil tank.





Floor 1

Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Heading out of the city centre Lisburn Avenue is on the right hand side before the Police Station.

- Lisburn Road - 028 90 66 3030
- Ballyhackamore - 028 90 65 0000
- Lisburn - 028 92 66 1700
- North Down - 028 90 42 4747
- www.templetonrobinson.com

Energy Rating

Epc Type: Domestic
 Current: E41
 Potential: D57
 EPC Landmark Code: 2080-3707-2150-0506-8825
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		
E 39-54	41	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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