



102 Deramore Avenue, Ormeau Road, Belfast, BT7 3ES

Asking Price £215,000

Deramore Avenue is a mature tree lined street, only a few minutes walk from the Ormeau Road with its array of cafés, restaurant's and entertainment facilities. The Ormeau Road also benefits from superb transport links to Belfast City Centre and is only a short distance from Queens University and Stranmillis Village. Internally this property offers a fantastic mix of traditional features and modern living, from the many original features, to a good size fitted kitchen, 1st floor bathroom suite which is complimented with 3 good size bedrooms, and 2 separate reception rooms. Outside there is an inviting rear yard and low maintenance gardens to the front, both good usable outside space. This home would make a fantastic first time purchase, with very little to do but add furniture.

- Mid terrace home located on a Tree lined Avenue
- Two reception rooms
- 1st floor white bathroom suite
- Double glazed windows
- Low maintenance front gardens
- Three bedrooms
- Modern fitted kitchen
- Gas central heating (New boiler)
- Enclosed rear yard
- Walking distance of the Ormeau Road

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	57
(21-38)	F		
(1-20)	G		

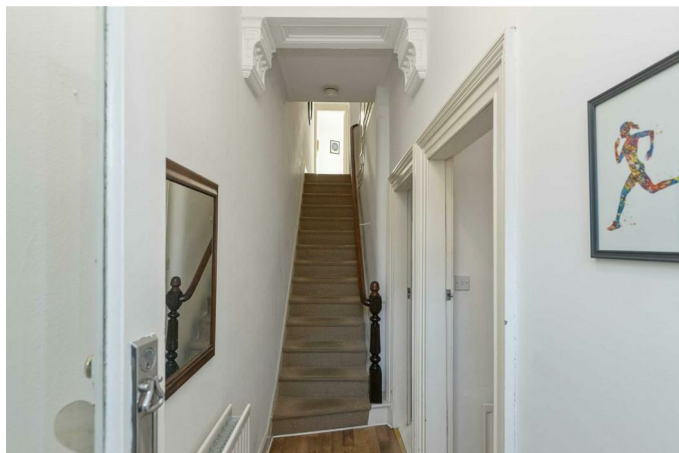
Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

The accommodation comprises

Pvc double glazed front door leading to entrance porch. Tiled floor, glass panelled inner door leading to entrance hall.

Entrance hall



Laminate flooring.

Lounge 13'7" x 10'7" (4.14 x 3.23)



Attractive fireplace with raised tiled hearth housing an open fire.

Living / dining room 11'0" x 10'7" (3.35 x 3.23)



Laminate flooring.

Modern kitchen 15'3" x 7'4" (4.65 x 2.24)



Range of high and low level units, single drainer sink unit with mixer taps and spray attachment, 4 ring hob and under oven, plumbed for washing machine, fridge / freezer space, under stairs storage.

1st floor

Access to roof space via slingsby ladder approach, insulated, light, gas boiler.

Bedroom 1 14'2" x 11'4" (4.32 x 3.45)



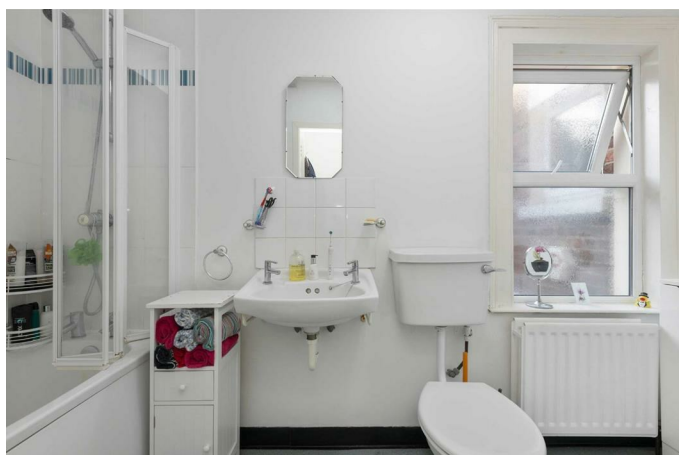
Bedroom 2 11'4" x 8'5" (3.45 x 2.57)



Bedroom 3 9'8" x 7'2" (2.95 x 2.18)



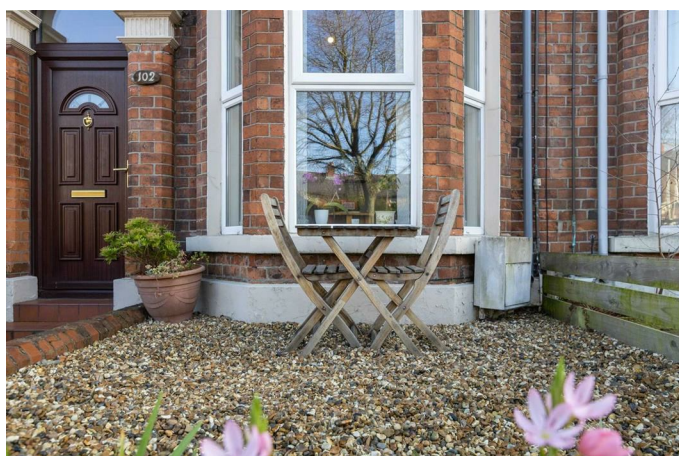
Bathroom 9'1" x 4'3" (At widest points) (2.77 x 1.30 (At widest points))



White suite comprising panelled bath, Sirrus thermostatically controlled shower, part tiled walls, extractor fan, low flush w.c, pedestal wash hand basin.

Outside

Front gardens



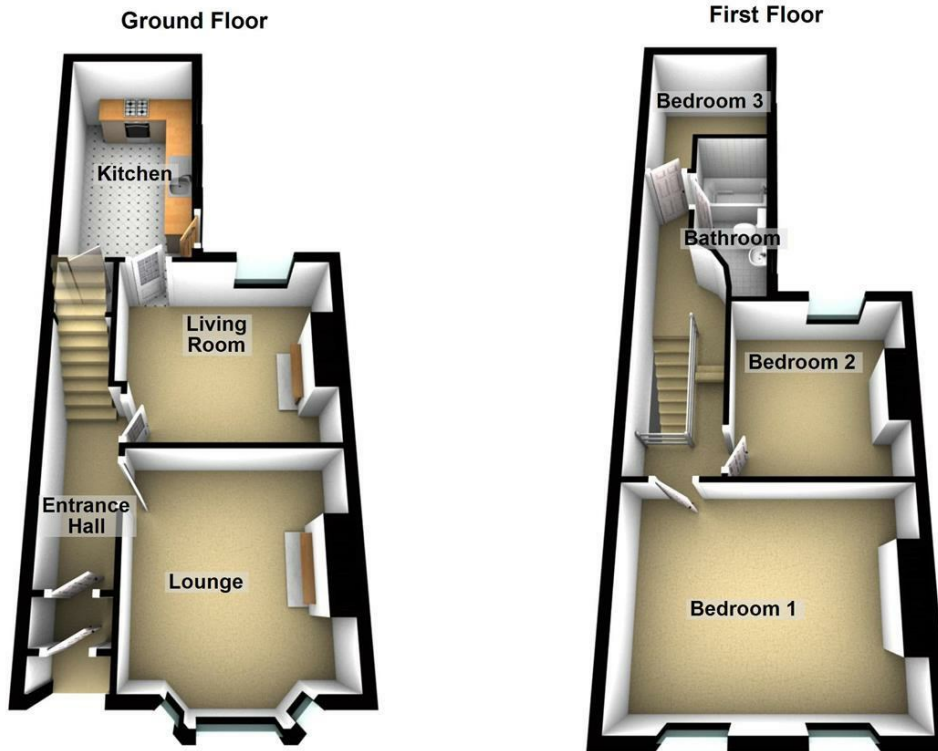
Low maintenance loose stone gardens to the front, tiled path.

Rear yard



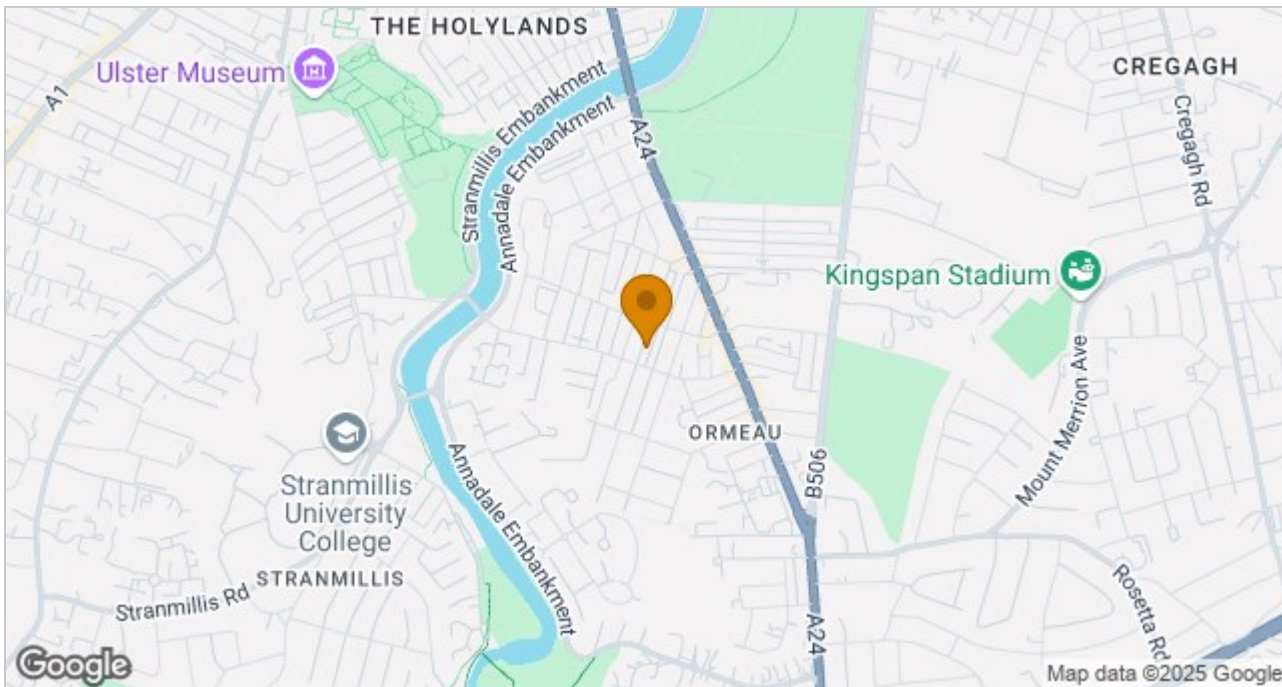
Enclosed rear yard with outside storage.

Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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