


Heath Lodge Avenue, Belfast,
County Antrim, BT13

Asking Price: £159,950

 **Reeds Rains**

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EPC Rating: C

DESCRIPTION

An excellent opportunity to purchase a stunning mid terrace home in the ever popular, Heath Lodge development. The home offers superb accommodation throughout, comprising a spacious living room, a newly fitted kitchen with integrated appliances, three impressive bedrooms with the Master having an ensuite shower room, and there is also a large family bathroom. Externally, there has been a recently landscaped front garden and there is an enclosed paved garden to the rear. The property further benefits from PVC double glazing and a recently installed gas heating system.

Situated just off the Ballygomartin Road, the home offers a straightforward commute to the Belfast City Centre by car, or Metro bus services. The Royal Victoria & Mater Hospitals are also nearby, as well as many leading schools.

GROUND FLOOR

Entrance Hall

A welcoming entrance hall with laminate flooring and a large storage cupboard.

Living Room

A bright living room with laminate flooring and glazed doors leading to the kitchen.

Kitchen

The kitchen has just been recently fitted, and is truly stunning. The kitchen provides an excellent range of high and low level units and has integrated appliances to include the fridge freezer, oven, microwave and a 4 ring gas hob and extractor hood. There is also ample dining space, understair storage cupboard and patio doors to the rear garden. The kitchen has been finished with a marble tiled floor.

FIRST FLOOR

Bedroom One

The master bedroom has a laminate floor, built in robe and an ensuite shower room.

Ensuite Shower Room

The ensuite provides a 3 piece suite to include a low flush wc, shower cubicle with electric shower unit and a wash hand basin with mixer taps.

Bedroom Two

Another excellent double bedroom with laminate flooring.

Bedroom Three

A very generous third bedroom with laminate flooring and an outlook to the front of the property.

Bathroom

A modern bathroom with a three piece suite to include a panelled bath with overhead shower unit, a low flush wc and wash hand basin with mixer taps. The bathroom has a vinyl floor and partially tiled walls.

OUTSIDE

The front garden has been enclosed with a brand new fence and has been beautifully landscaped. There is a tarmac rear garden as well, perfect for entertaining.

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All Measurements
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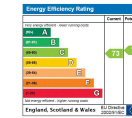
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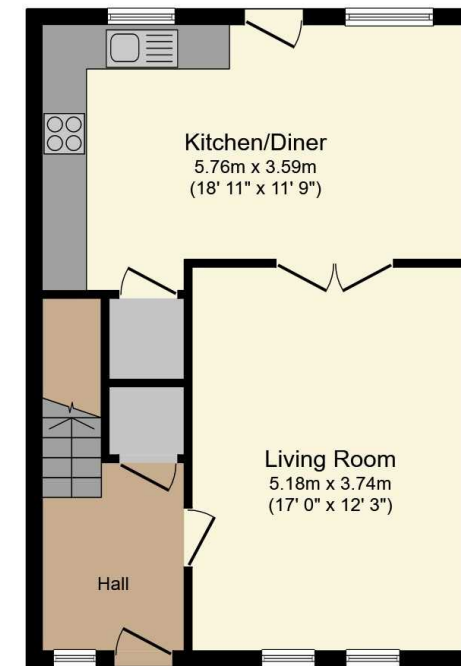
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

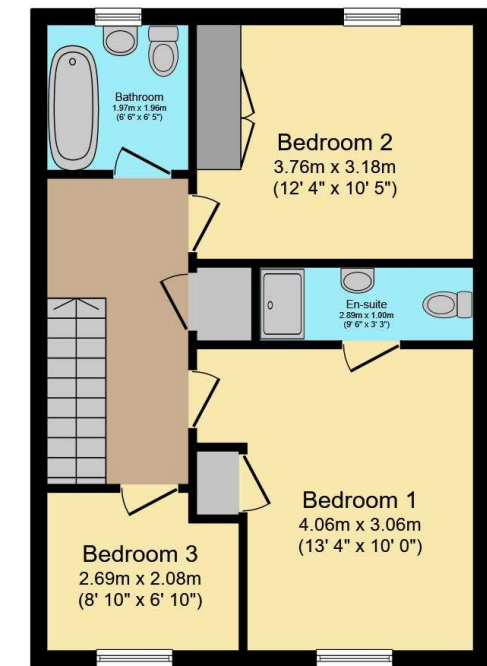
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 97.3 sq.m. (1,048 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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