



18 Beaufort Avenue, Beechill Road, Belfast, BT8 7TY

Asking Price £182,500

Only a few minutes walk from the Beechill Road and the Outer Ring, this semi detached home offers convenience to the local shops at Forestside Shopping Centre, Tesco Newtownbreda and the Cairnshill Park and Ride. Internal accommodation comprises three bedrooms, spacious lounge / dining, modern fitted kitchen and a white bathroom suite on the first floor. The property also benefits from a gas heating system, double glazing and has been presented to a superb standard throughout. Outside there is a driveway with ample parking and an enclosed easily maintained patio area to rear. This is an excellent first time purchase with little or nothing to do but add furniture.

- Semi Detached Home
- Lounge Open Plan To Dining
- White Bathroom Suite
- Double Glazed
- Enclosed Patio Area Tio Rear
- Three Bedrooms
- Modern Fitted Kitchen
- Gas Heating
- Driveway With Ample Parking
- Excellent First Time Buyer

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		71	73
EU Directive 2002/91/EC			

The Accommodation Comprises

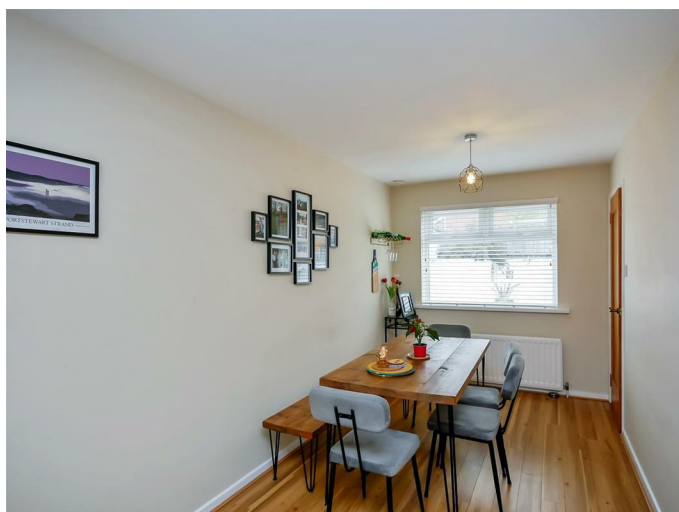
Pvc glass panelled front door to entrance hall.

Lounge/Dining 13'0 x 11'4 (3.96m x 3.45m)



(at widest point)

Oak flooring. Granite & marble fireplace with wooden surround, housing an open fire.





Modern Fitted Kitchen 9'8 x 6'8 (2.95m x 2.03m)



Full range of high and low level units, Built in hob and oven, stainless steel overhead extractor fan, single drainer sink unit with mixer taps, plumbed for washing machine, Part tiled walls. Integrated fridge freezer.



First Floor

Bedroom One 11'9 x 8'3 (3.58m x 2.51m)



Bedroom Two 11'2 x 7'4 (3.40m x 2.24m)



Bedroom Three 8'6 x 7'0 (2.59m x 2.13m)



Laminate flooring.

White Bathroom Suite



Comprising white bathroom suite panelled bath with mixer taps, Triton shower unit above, pedestal wash hand basin, low flush w.c
Fully tiled walls. Tiled flooring. Hot-press.

Landing

Access to the roofspace via fold down ladder.

Outside Front

Front garden laid in lawn. Driveway with ample parking.

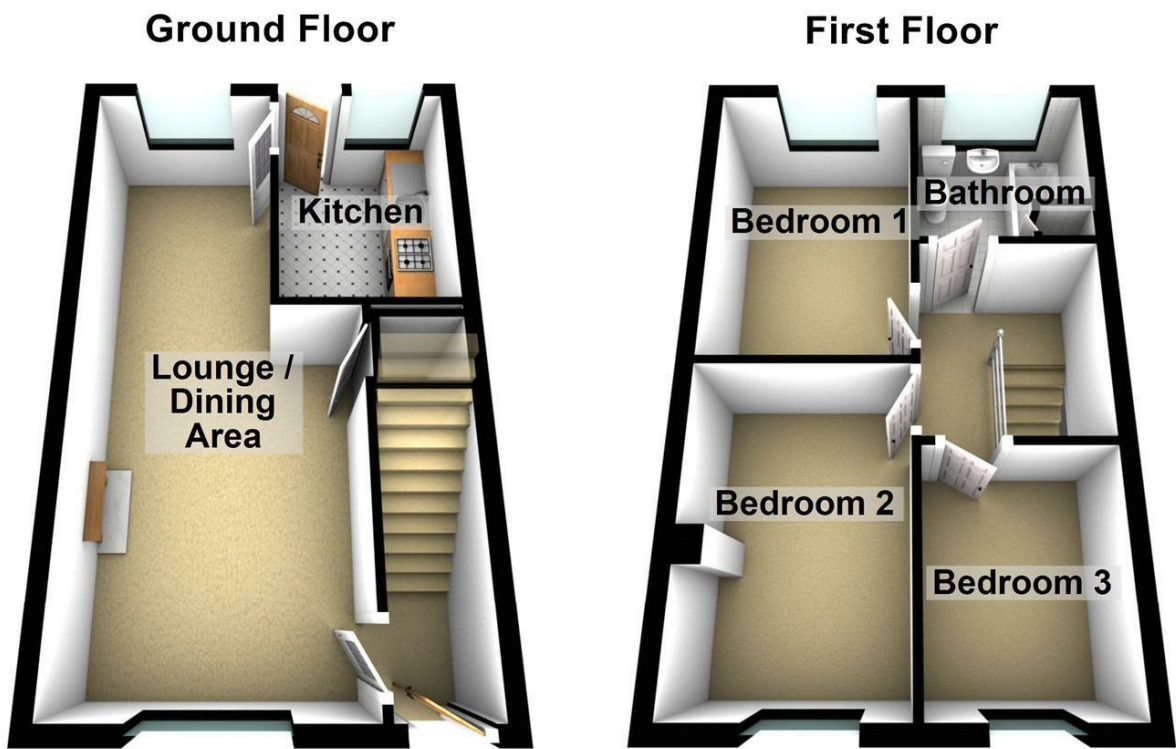
Outside Rear



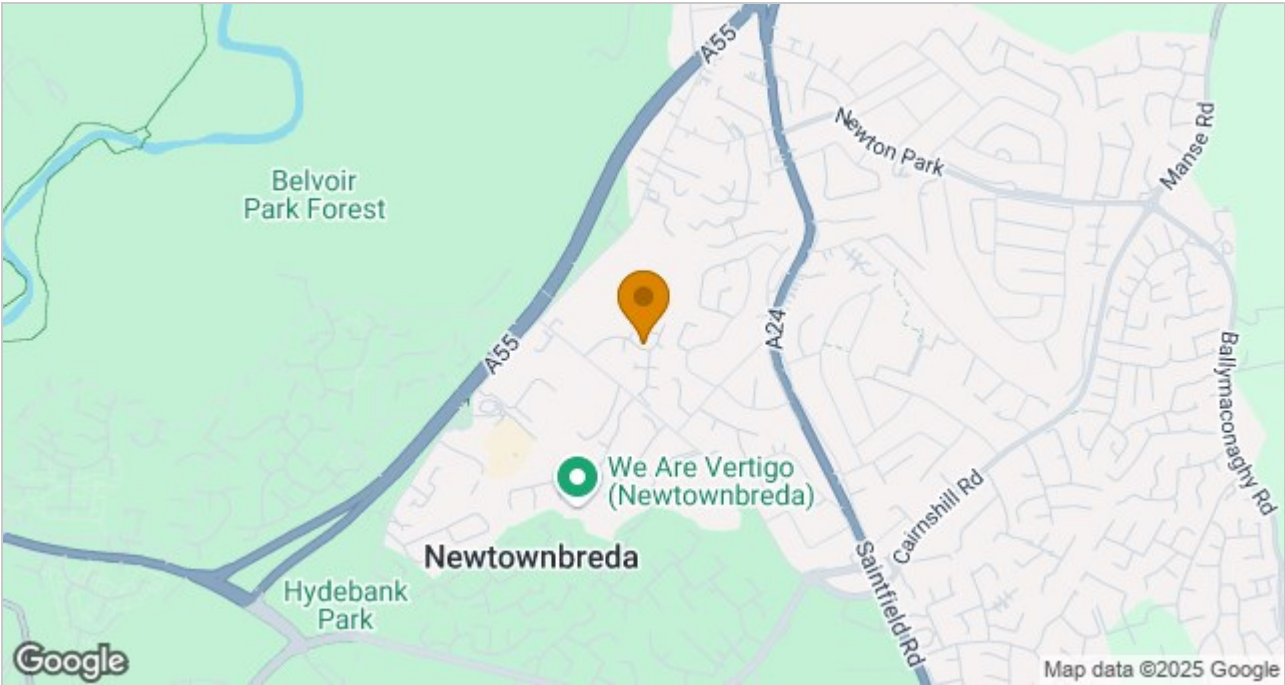
Enclosed paved patio and loose stone area to the rear. Bordered by timber fencing.



Floor Plan



Area Map



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