



## 4 Rushfield Avenue, Ormeau Road, Belfast, BT7 3FP

**Asking Price £219,950**

Rushfield Avenue is located in an exceptionally popular and convenient location, only a few minutes walk from the Ormeau Road with its array of cafés, restaurant's and entertainment facilities, not to mention Cherryvale and Ormeau Parks. 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 features and modern living, from high ceilings to the modern fitted kitchen, a white bathroom suite, majority double glazed windows and a gas central heating system. There are four well proportioned bedrooms and lounge with a separate dining / living room. Recently redecorated and carpeted, this chain free home would make a fantastic first time purchase and or family home with little to do but add furniture.

- Superb mid terrace home
- Two separate receptions
- 1st floor white bathroom suite
- Double glazed windows
- Within walking distance to off the amenities of the Ormeau Road
- Four good size bedrooms
- Modern fitted kitchen
- Gas central heating
- Recently re-decorated & carpeted
- Chain free onward sale

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

### The accommodation comprises

Hardwood front door leading to the entrance porch.

### Entrance porch

Tiled floor, glass panelled inner door leading to the entrance hall.

### Entrance hall

Tiled floor.

### Lounge 12'3 x 10'3 (3.73m x 3.12m)



To the bay window.

### Dining / living room 11'7 x 11'1 (3.53m x 3.38m)



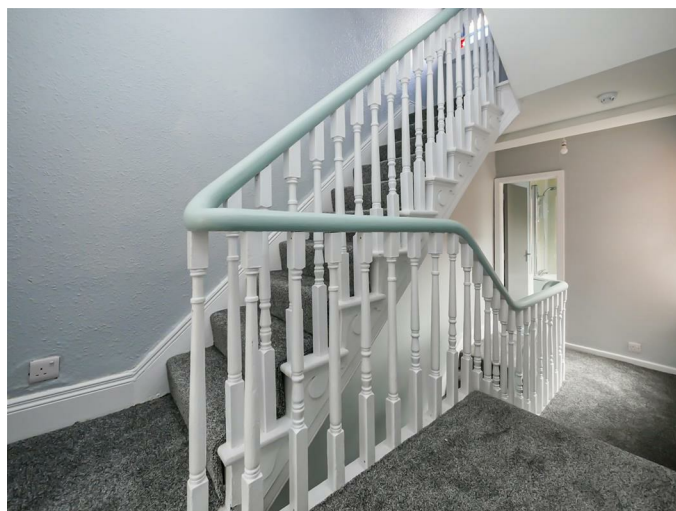
Gas boiler.

### Kitchen 14'3 x 5'8 (4.34m x 1.73m)



Range of high and low level built in units, single drainer sink unit with mixer taps, formica work surfaces, 4 ring hob and under oven, plumbed for dishwasher, plumbed for washing machine, fridge freezer space, recessed spotlights.

### 1st floor





**Bedroom 1 15'3 x 10'1 (4.65m x 3.07m)**



Built in robe.

**Bedroom 2 11'1 x 8'5 (3.38m x 2.57m)**



Built in robe.

**Bathroom 6'5 x 5'9 (1.96m x 1.75m)**



White suite comprising panelled bath, mixer taps, Redring Dash shower, low flush w/c, pedestal wash hand basin.

**2nd floor**



Feature stain glass sash window.

**Bedroom 3 14'8 x 9'8 (4.47m x 2.95m)**



Built in robe, roof window.

**Bedroom 4 11'3 x 8'8 (3.43m x 2.64m)**



Roof window.

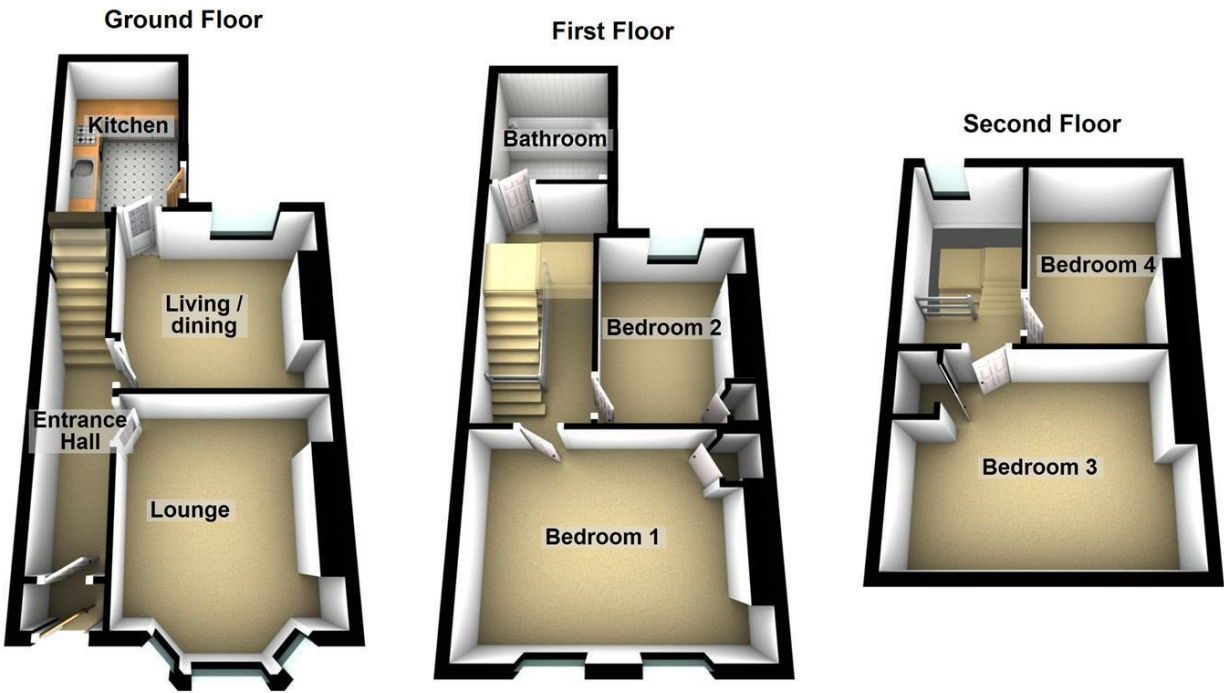
**Outside**  
Small front garden area.

## Rear yard

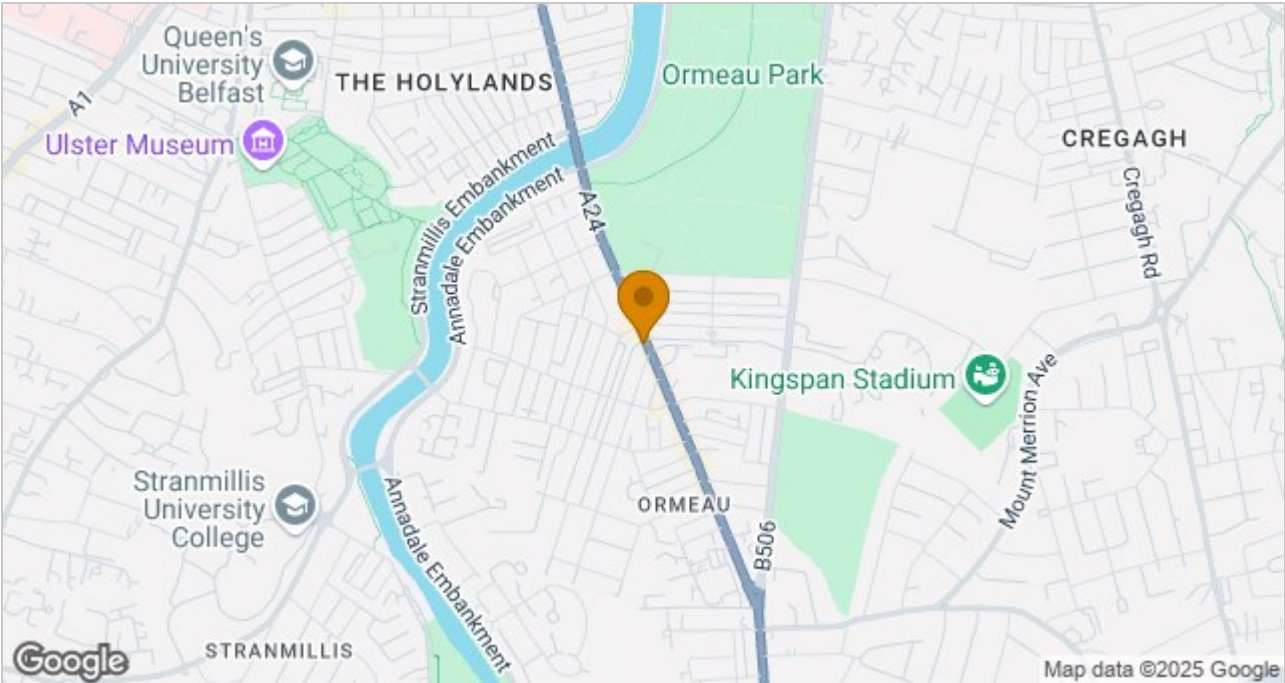


Enclosed rear yard

Floor Plan



Area Map



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