

GERARD MCCLINTON  
ESTATE AGENT



48 Rushfield Avenue, Belfast, BT7 3FQ  
Offers in the region of £310,000



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# 48 Rushfield Avenue

## Belfast, BT7 3FQ

- Extensively Modernised & Extended Semi on Popular Rushfield Avenue
- Open Plan Living Dining Room with Feature Working Fireplace
- Separate Utility Room with Enclosed Units Housing Washing Machine, Tumble Dryer and Dishwasher
- Modern Shower Room with Walk in Shower
- A Stunning Home in a Highly Desirable Location off the Ormeau Road
- 3 Bedrooms
- Extended Kitchen with Double Doors to Rear Garden, Sleek Black Units & Central Island
- Newly Created WC with Vintage Style Suite
- Newly Installed Double Glazing / Gas Boiler / Damp & Woodworm Treatment / Internal Insulation

Possibly the best house in the street, maybe the area? This could be a bold statement but this house is both absolutely stunning and practical at the same time. Extended and renovated, this home now provides a thoughtfully planned combination of retained charm of its 1918 build era and the requirements of the modern buyer.

The entrance hall, what a way to be greeted into this home, with the original black and white tiled floor, restored by the current owner along with the original coving. The hall leads you through to the open plan living dining room. With a bold and striking colour scheme this contemporary room also combines a newly installed cast iron fireplace with working open fire, again keeping the charm of the original build. Ample space in this room to relax, dine and entertain. An open arch leads through to the centre piece of this home. An extended open kitchen with large central island that invites an abundance of light in due to the double doors, large glazing to the side and feature roof glazing.

A separate utility area with enclosed appliances including washing machine, tumble dryer and dishwasher sits off the kitchen along with a wc with period style sanitaryware.

On the first floor are three bedrooms, two generous doubles and a single bedroom. The bathroom now is a contemporary shower room with feature black fittings.

Outside to the front, the house has been repaved, re plastered and new lighting installed. To the rear sits an enclosed south facing garden, newly paved with new fence and is a superb area to unwind or entertain.

The property was bought by my clients in 2021, it underwent serious renovation. The property was stripped right back with all internal walls replastered, the external walls internally insulated. New gas boiler with new radiators, damp proof and woodworm treatment, new double glazed windows and doors including new double doors to the garden, new gutters and fascias, loft insulation to name a few improvements.

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Entrance Hall

Living Room to Dining Room

Extended Kitchen

Utility Room

WC

First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

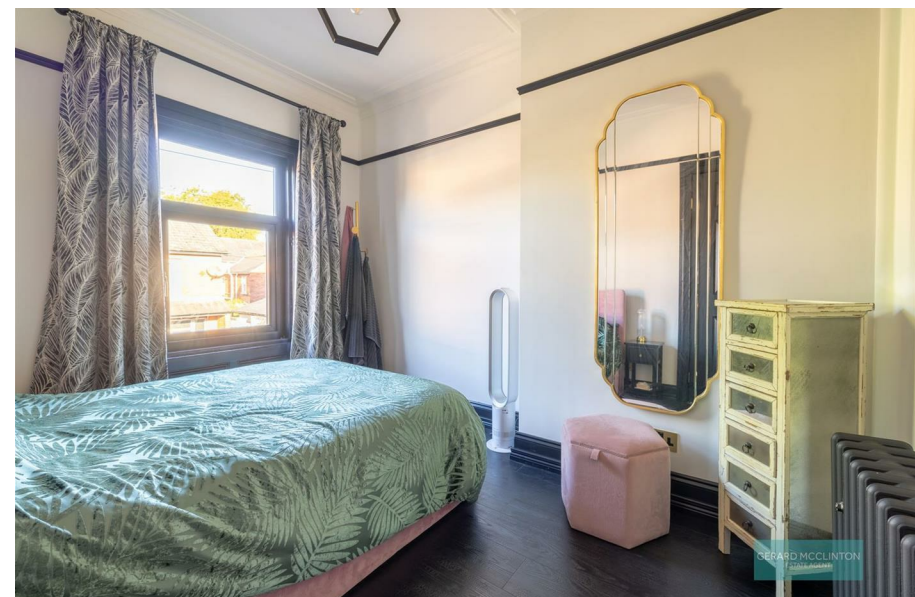
Shower Room

Outside





Directions









Floor Plans



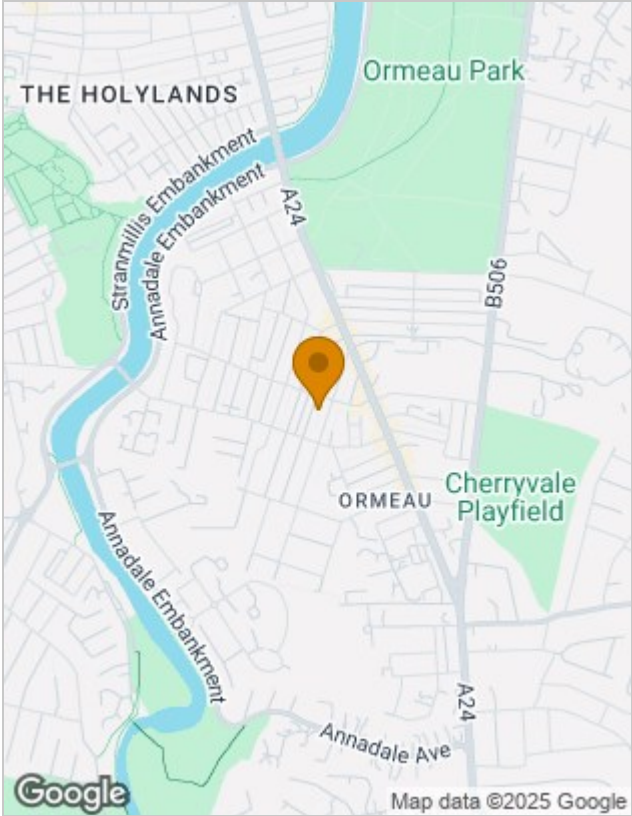
Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

