



LAVERY MITCHELL

CHARTERED SURVEYORS,
LETTING AGENTS &
PROPERTY CONSULTANTS

Tel: 028 9557 5555

Email: info@laverymitchell.com

www.laverymitchell.com



17 Erinvale Drive, Belfast, BT10 0GE

OFFERS OVER £149,950

- Prime Finaghy location in South Belfast
- Excellent transport links to the city centre
- Near great schools and family facilities
- Ideal for first-time buyers or investors
- Well-proportioned layout throughout
- Three-bedroom mid-terrace home
- Close to shops, cafés, and local amenities
- Parks and green spaces nearby
- Scope to modernise and add value
- Great potential in a sought-after area

Discover the potential of 17 Erinvale Drive, Belfast, BT10 0GE — a three-bedroom mid-terrace home perfectly positioned in the heart of Finaghy, one of South Belfast's most desirable and well-connected areas. Offering excellent transport links to the city centre and beyond, Finaghy boasts a vibrant mix of local shops, cafés, and amenities, as well as highly regarded schools and nearby parks for families to enjoy. This property presents an exciting opportunity for both homeowners and investors alike — a solid home that, with a touch of modernisation, can be transformed to reflect your own style and taste. Whether you're looking to step onto the property ladder or add value through renovation, 17 Erinvale Drive is brimming with potential in a sought-after, convenient location.

Entrance

4'10" x 5'10"



uPVC front door with stained glass, double radiator, wood laminate flooring, carpet to stairs

Living Room

12'10" x 12'1"



Double windows to front, wood laminate flooring and double radiator

Kitchen

7'11" x 10'10"



Bright and airy space, range of kitchen units, patio door to back garden and wood laminate flooring. Stainless steel sink with drainer and wall shelving.

Dining Area

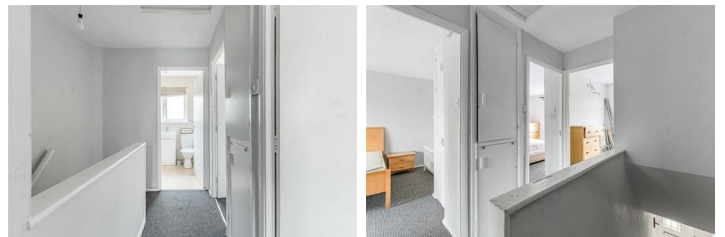
7'11" x 10'10"



Large window looking out to back garden, double radiator and wood laminate flooring.

Landing

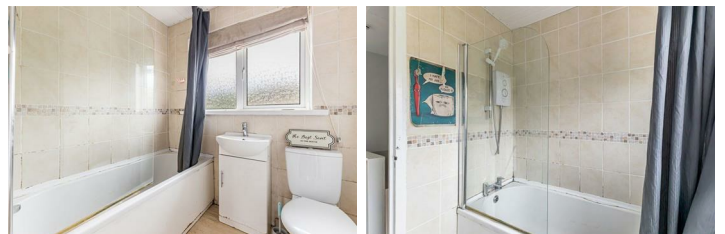
5'11" x 9'0"



Grey carpeted landing, built in storage cupboards

Bathroom

5'11" x 5'6"



White bathroom suite, fully tiled in neutral colour, electric shower over bath

Bedroom 1
11'8" x 11'4"



Back facing bedroom with grey carpeted floor and double radiator.

Bedroom 2
11'8" x 11'7"



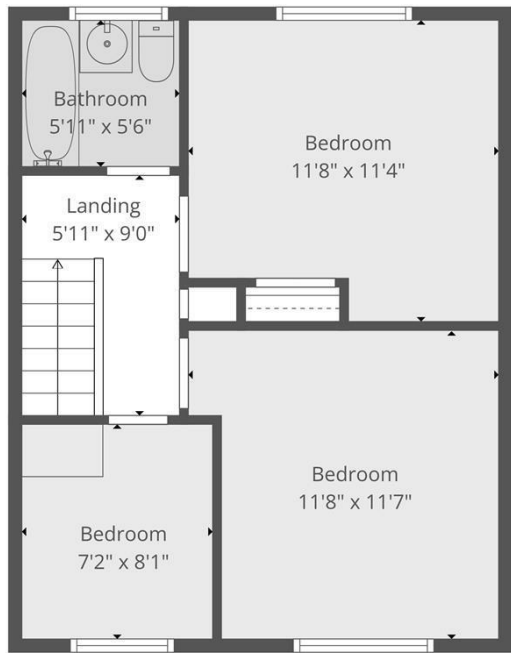
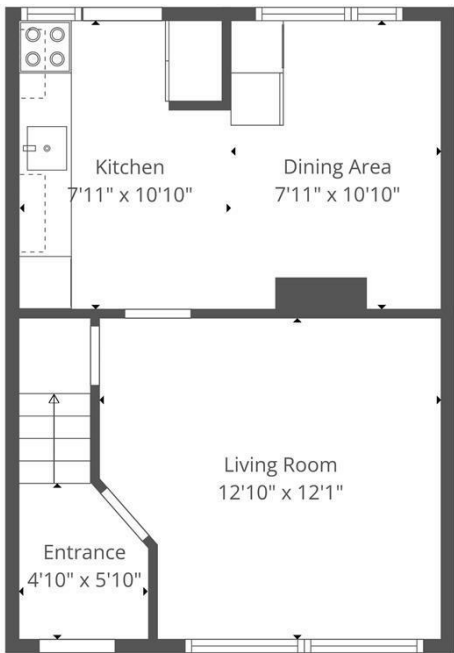
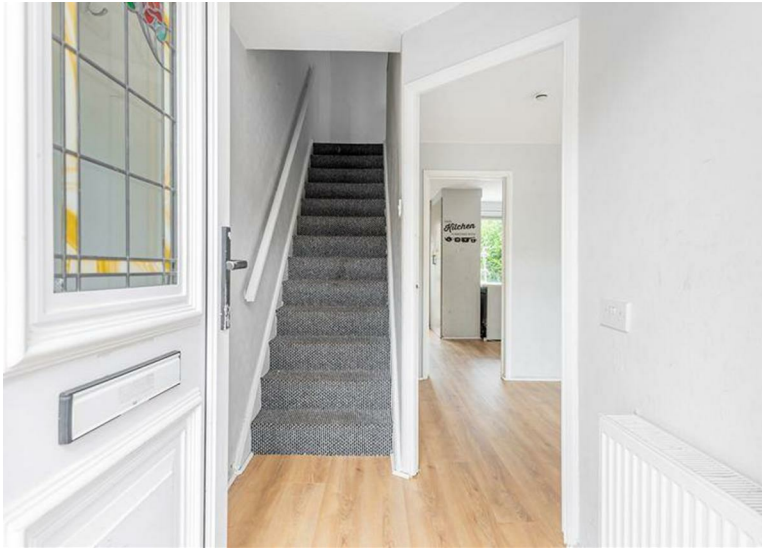
Front facing bedroom with grey carpeted floor and double radiator

Bedroom 3
7'2" x 8'11"

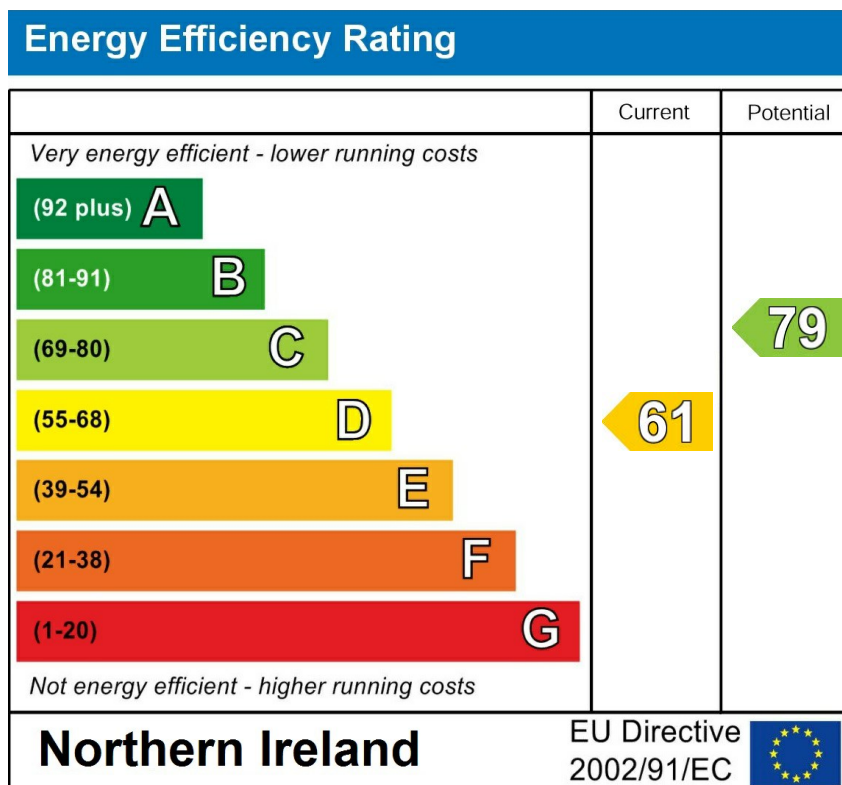
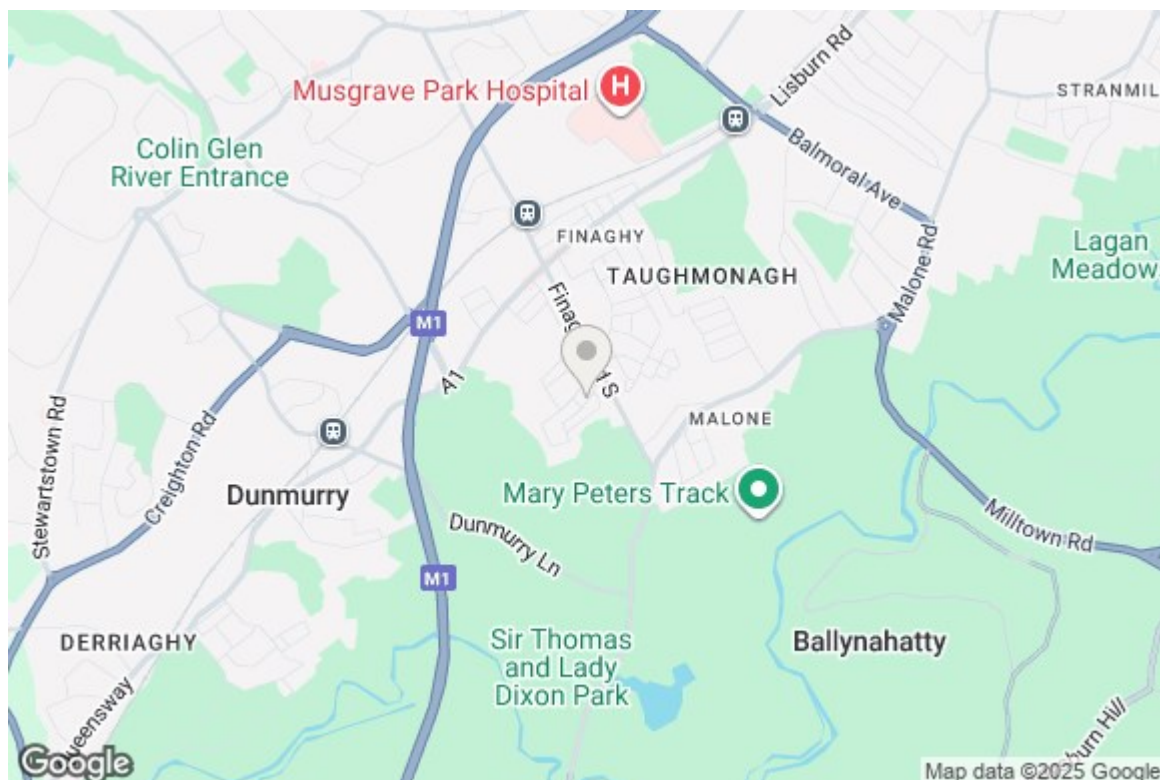


Front facing bedroom with grey carpet, double radiator and built in storage.

*CJI images for illustration purposes only



TOTAL: 788 sq. ft
 FLOOR 1: 370 sq. ft, FLOOR 2: 418 sq. ft
 EXCLUDED AREAS: WALLS: 58 sq. ft



Lavery Mitchell Ltd for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate.

Wellington Park Business Centre, 3 Wellington Park, Belfast, BT9 6DJ.
 Unit C11 The Business Centre, 80-82 Rainey Street, Magherafelt, BT45 5AJ.
 Tel: 028 9557 5555 Email: info@laverymitchell.com www.laverymitchell.com

