



139 Kinross Avenue , Belfast, BT5 7GG

Overlooking a pleasant green and close to Tullycarnet Library, this mid terraced property would make an enviable first time buy and must be viewed to be appreciated. The property offers 3 first floor bedrooms and a modern, fully tiled shower room. The ground floor comprises a lounge and a lovely modern kitchen with dining area. There are some really nice touches such as the oak internal doors, chrome and oak banister, quality laminate flooring, which give real character and charm to the property. It benefits from uPVC double glazing & fascia and Phoenix gas central heating. There is also a floored roof space, with access via a slingsby ladder with potential for storage or conversion if desired. To the rear is an enclosed yard with brick utility shed and to the front a garden in lawn with ample public parking beyond. Convenient to Belfast city centre, Dundonald Entertainment complex, and the Ice Bowl this is a property that will meet all of your first time buyer needs.

Offers Around £145,000

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- Beautifully presented terraced home
- Lounge with oak glazed doors to kitchen/diner
- Floored roof space with slingsby ladder
- Please check our website for full details
- Ideal first time buy
- Modern kitchen with dining area
- uPVC double glazing - Phoenix gas central heating
- 3 bedrooms
- Modern shower room
- Garden to front - Enclosed yard to rear with brick shed

Entrance

Entrance hall

Lounge

15x12'6 (4.57mx3.81m)

Kitchen/diner

15'11x8'5 (4.85mx2.57m)

Landing

Bathroom

6'6x5'5 (1.98mx1.65m)

Bedroom 3

10'3x6'10 (3.12mx2.08m)

Outside

Tenure

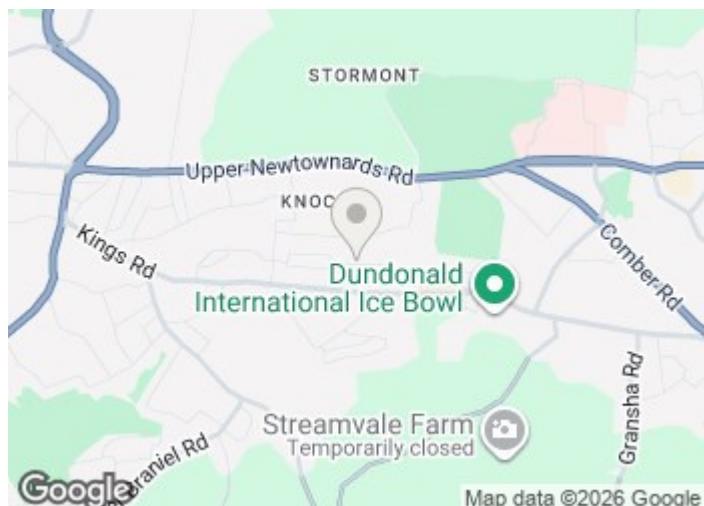
Property misdescriptions

Bedroom 1

13'3x9'9 (4.04mx2.97m)

Bedroom 2

10'5x9'1 (3.18mx2.77m)



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) 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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		EU Directive 2002/91/EC	