



4 Adelaide Avenue
Lisburn Road, Belfast
BT9 7FY

Offers Over £285,000

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- EXTENSIVELY RENOVATED & SUPERBLY FINISHED MID TERRACE IN A CONVENIENT LOCATION
 - BRIGHT & SPACIOUS 1ST FLOOR LOUNGE
 - FITTED KITCHEN WITH BREAKFAST AREA
 - 4 BEDROOMS
 - ADAPTABLE ACCOMMODATION (COULD BE USED AS 3 BEDROOMS & ADDITIONAL RECEPTION ROOM)
 - BATHROOM & GROUND FLOOR WC
 - GAS CENTRAL HEATING / UPVC DOUBLE GLAZED WINDOWS/IMMACULATE PRESENTATION THROUGHOUT
 - FRONT FORECOURT AND ENCLOSED REAR YARD
 - EXTREMELY CONVENIENT TO MANY LOCAL AMENITIES INCLUDING SHOPS & PUBLIC TRANSPORT
 - IDEAL FOR INVESTORS OR OWNER OCCUPIERS

PROPERTY COMPRISES

This deceptively spacious three storey mid terrace property is ideally located just off Lisburn Road.

The property is superbly finished and immaculately presented by the current owners having been extensively modernised to the highest specification and offers spacious, well proportioned accommodation.

The accommodation briefly comprises a generous kitchen with breakfast area, bedroom (potential additional reception room) and guest wc on the ground floor. On the upper floors there is a delightful first floor lounge along with three further bedrooms and a bathroom. In addition, the property benefits from double glazed windows and gas central heating.

Situated close to many local amenities on Lisburn Road, including shops and public transport, as well as being convenient to Belfast City Centre and Queens University, this delightful property is ideal for either owner occupiers or investors and viewing is highly recommended.

East Belfast Office
223a Upper Newtownards Road,
Belfast, BT4 3JD
028 9065 5060

South Belfast Office
485 Lisburn Road,
Belfast, BT9 7EZ
028 9066 1111

Bangor Office
69 High Street,
Bangor, BT20 5BD
028 9147 9797

fetherstons.com

PROPERTY DETAILS AND DIMENSIONS

Front door with glazed fan light to reception hall.

RECEPTION HALL Feature black and white tiled floor, cornice ceiling.

BEDROOM (POTENTIAL ADDITIONAL RECEPTION ROOM) 12' 10" x 10' 2" (3.91m x 3.1m) Bay window, cornice ceiling.

KITCHEN OPEN PLAN TO BREAKFAST AREA 18' 10" x 14' (5.74m x 4.27m) Extensive range of high and low level units, granite work surfaces with matching splash back, Blanco sink unit with granite drainer, plumbed for washing machine, space for tumble dryer, concealed gas fired boiler, Bosch four ring gas hob with matching granite splash back and extractor fan over, eye level Bosch electric oven, integrated fridge and freezer, tiled floor, low voltage spotlights, uPVC double glazed door to rear.

CLOAKROOM White suite comprising low flush WC, wash hand basin, tiled floor, low voltage spotlights, extractor fan.

FIRST FLOOR LANDING

LOUNGE 14' 8" x 10' 4" (4.47m x 3.15m) Cornice ceiling, feature cast iron fireplace with slate hearth.

BEDROOM 11' 6" x 8' 9" (3.51m x 2.67m)

BATHROOM White suite comprising tiled panelled bath with mixer tap and shower over, vanity unit with storage, low flush WC, part tiled walls, tiled floor, chrome heated towel rail, low voltage spotlights.

SECOND FLOOR LANDING

BEDROOM 11' 7" x 8' 9" (3.53m x 2.67m)

BEDROOM 14' 9" x 10' 6" (4.5m x 3.2m)

OUTSIDE Front forecourt and enclosed rear yard.