



Hampton ESTATES

028 9064 2888
www.hamptonestates.co.uk

86 Deramore Avenue
Ormeau Road
Belfast, BT7 3ES

Offers Around
£159,950



- Desirable Deramore Avenue
- 3 Bedrooms
- Open Plan Living / Dining Room
- Modern Fitted Kitchen
- Shower Room with Electric Shower
- Loft Conversion via Fixed Staircase
- Forecourt & Enclosed Rear Yard

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	33	56
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	



Description

Deramore Avenue, with its wide, tree lined appearance and close proximity to the Ormeau Roads vast array of amenities, continues to be one of the most sought after addresses in the Ormeau area. This particular property requires some updating and will suit those looking to create a wonderful home. Currently comprising 3 bedrooms, a large open plan living dining room, a modern fitted kitchen, first floor shower room and roof space conversion with fixed staircase.

Ground Floor



ENTRANCE PORCH:

Original tiled floor, door to

ENTRANCE HALL:

feature ceiling coving and decorative arch, radiator

LIVING ROOM/DINING

7.84m x 3.21m (25' 9" x 10' 6")

single glazed bay window to front, single glazed double doors to rear yard, 2 x radiators, laminate wooden floor, feature ceiling coving



KITCHEN.

4.5m x 2.2m (14' 9" x 7' 3")

Upvc double glazed windows to side, door to yard, range of high and low level units and display cabinets, space for gas range oven, space for fridge freezer, single drainer sink unit with mixer taps, storage area under stairs

First Floor

BEDROOM (1):

4.44m x 3.36m (14' 7" x 11' 0")

2x single glazed windows to front, radiator, solid wooden floor

BEDROOM 2

3.3m x 2.5m (10' 10" x 8' 2")

single glazed window to rear, radiator, ceiling coving and feature fireplace

BEDROOM (3):

2.88m x 2.2m (9' 5" x 7' 3")

single glazed window to side, radiator, feature fireplace

**SHOWER ROOM**

2.4m x 1.85m (7' 10" x 6' 1")

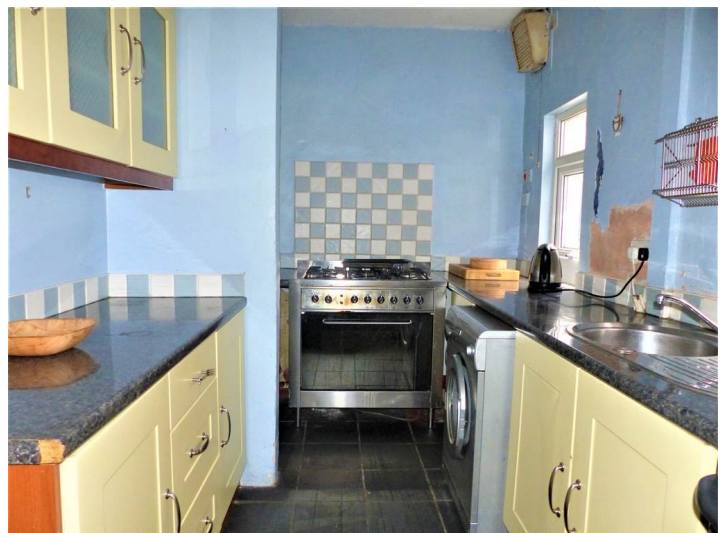
(at widest point) tiled floor, tiled walls, single glazed window to side, radiator, white suite comprising close coupled wc, wash hand basin with mixer taps, corner shower cubicle with electric shower

ROOF SPACE

4.4m x 2.8m (14' 5" x 9' 2")

Outside

forecourt and enclosed rear yard housing pvc oil tank and boiler.





**MISKIMMIN
TAYLOR**



The Retirement, Investment & Mortgage Specialists

Call us today to speak to our
Independent Financial Adviser from
Miskimmin Taylor, The Retirement,
Investment and Mortgage Specialists.

Call us on **028 9064 2888**

www.hamptonestates.co.uk

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Brochure powered by PropertyPal.com



Note: These particulars are given on the understanding that they will not be constructed as part of a contract, conveyance or lease, whilst every care in compiling the information, we can give no guarantee as to the accuracy thereof and enquiries are recommended to satisfy themselves regarding the particulars.