



47 Ailesbury Crescent
Belfast, BT7 3EZ

Offers Around
£205,000



- Extended 3-Bed Semi Detached
- Desirable Residential Cul-de-sac
- Requires Refurbishment
- 3 Bedrooms
- 2 Separate Reception Rooms
- Kitchen with separate Utility Room
- Bathroom with Bathtub and Electric Shower
- Separate First Floor W/C
- Front Garden, Driveway leading to Garage and Car Port.
- Large Corner Plot with range of mature trees/shrubs/flower beds & Greenhouse
- Double Glazing Throughout

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	57	67
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	



Description

We are pleased to offer for sale this Extended Semi, which is situated in one of Ormeau's most desirable Residential Cul-de-Sacs. Conveniently located close to a range of highly-acclaimed local schools, leisure facilities, shops and trendy bistros. This area continues to be highly sought after by a wide range of Buyers. This particular property is priced to allow for modernisation and offers the new owner a perfect opportunity to create their own home. This accommodation comprises of 2 spacious Living/Family Rooms, Kitchen with Separate Utility, 3 Bedrooms, Bathroom with Separate W/C. Outside is Front Paved Garden, Driveway leading to Detached Garage and Large Rear Garden laid to lawn.

Ground Floor

ENTRANCE HALL:

PVC Front Door with Leaded Glazing, Radiator

CLOAKROOM:

Storage Cupboard for Electricity Meter

LIVING ROOM:

3.5m x 3.2m (11' 6" x 10' 6")

PVC Double Glazed Window at Front, Radiator

FAMILY ROOM:

5.8m x 3.2m (19' 0" x 10' 6")

Extended Living Room/Family Room, PVC Double Glazed Window at Rear, 2x Radiators, Fireplace with Wooden Surround and Raised Tiled Hearth, Open Fire

KITCHEN:

3.2m x 2.6m (10' 6" x 8' 6")

PVC Double Glazed Window at Side, Radiator, Tiled Floor, Range of High & Low Units, Space and plumbed for Washing Machine, Space for Cooker, Integrated Extractor Fan, Double Drainer Sink with Mixer Taps, Tiled Walls, Wood Panel Ceiling, Door to Utility Room.



UTILITY ROOM:

2.7m x 1.3m (8' 10" x 4' 3")

PVC Double Glazed Window and Door at Rear, Electrical Sockets, Door leading to Rear Garden

First Floor

LANDING:

PVC Double Glazed Window at side, Access to Roof Space



BATHROOM:

2.4m x 1.6m (7' 10" x 5' 3")

PVC Double Glazed Window at Rear, Panelled Bathtub with Mixer Taps and Shower, Electric Shower with Shower Screen, Sink with Vanity Unit, Radiator, Laminate Flooring, Airing Cupboard with Shelves and Hot Water Cylinder.

SEPARATE WC:

PVC Double Glazed Window at Rear, Low Flush W/C, Laminate Flooring, Possibility of combining Bathroom and W/C.



BEDROOM (1):

3.5m x 3.2m (11' 6" x 10' 6")

PVC Double Glazed Window at Front, Radiator, Built-in Robe

BEDROOM (2):

3.3m x 3.2m (10' 10" x 10' 6")

PVC Double Glazed Window at Rear, Radiator, Built-in Robe.

BEDROOM (3):

2.6m x 2.5m (8' 6" x 8' 2")

PVC Double Glazed Window at Front, Radiator.

Outside

Front Paved Garden, Driveway to Detached Garage/Car Port, Storage Cupboard at side, Water Tap, Large Corner Rear Garden, Laid to Lawn, PVC Oil Tank, Greenhouse.





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