

# Dougan

RESIDENTIAL

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**60 Erinvale Avenue**

Belfast, BT10 0FN

**Asking Price £169,950**

## KEY FEATURES

- Well Presented Semi-Detached Family Home
- Excellent Location Close To Many Local Amenities
- Belfast City Centre Easily Accessible
- Bright And Spacious Living Room
- Rear Dining Room With Sliding Door To Rear Garden
- Modern Kitchen
- Well Appointed Family Bathroom
- Three Generous Bedrooms
- Decked Rear Garden With Patio
- Detached Garage
- Driveway Parking
- Gas Fired Central Heating
- Double Glazing
- Early Viewing Advised



## SUMMARY

Well presented semi-detached family home located in Erinvale off Finaghy Road South. The property offers ease of access to many local shops and amenities and Belfast city centre is easily accessible by bus, car or rail.

The accommodation briefly comprises of a bright and spacious living room with feature fireplace, a rear dining room with sliding doors leading to the rear garden and a modern kitchen on the ground floor. Three generous bedrooms and a well appointed bathroom are to the first floor.

The property further benefits from driveway parking to the front and side, a detached garage and a decked rear garden with patio.

Early viewing is advised.



## ACCOMMODATION:

Ground Floor

ENTRANCE PORCH:

Tiled floor, pvc door

LIVING ROOM: 18' 4" x 11' 8" (5.59m x 3.56m)

Wood strip flooring, feature fireplace with granite hearth and wooden mantle, corncicing

DINING ROOM: 15' 9" x 11' 3" (4.79m x 3.42m)

Wood strip flooring, corncicing, sliding door to rear garden

KITCHEN: 16' 2" x 6' 8" (4.92m x 2.03m)

Excellent range of high and low level units, chrome handles, wood effect work surfaces, stainless steel sink unit, space for oven and hob, space for fridge freezer, partly tiled walls, tiled floor, tongue and groove ceiling

## First Floor

**LANDING:** Wood strip flooring, roof space access, linen closet

**BEDROOM (1): 12' 0" x 10' 2" (3.67m x 3.11m)** Built in double robes, wood strip flooring

**BEDROOM (2): 12' 1" x 11' 11" (3.69m x 3.62m)** Wood strip flooring, corncicing

**BEDROOM (3): 8' 10" x 7' 5" (2.68m x 2.27m)** Wood strip flooring, built in storage

**BATHROOM:** Panel bath with chrome taps, pedestal wash hand basin with chrome taps, low flush w.c, tongue and groove ceiling, tiled floor, fully tiled walls

## Outside

**DETACHED GARAGE: 15' 11" x 7' 7" (4.86m x 2.30m)**

Light, power.

Driveway parking to front and side.

Front garden in lawn. Decked rear garden with patio.

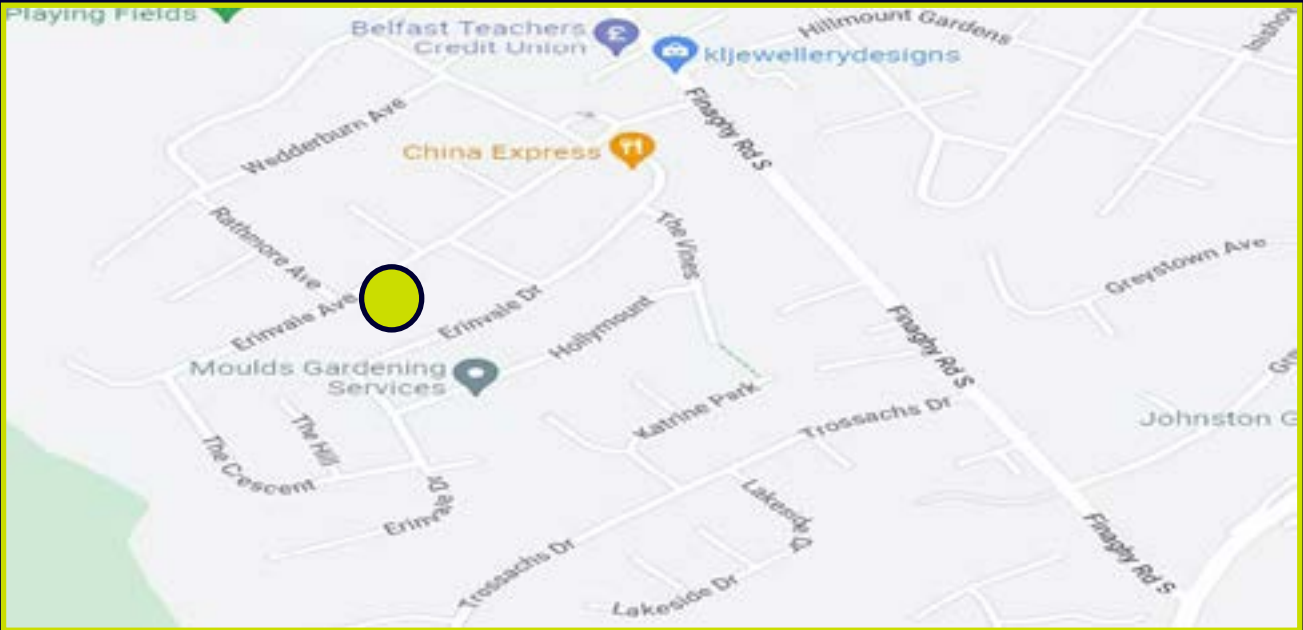




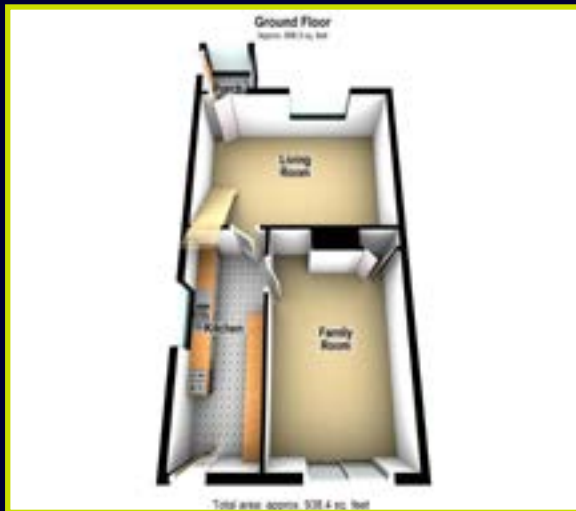




## LOCATION MAP



## FLOOR PLANS (NOT TO SCALE)



## EPC



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