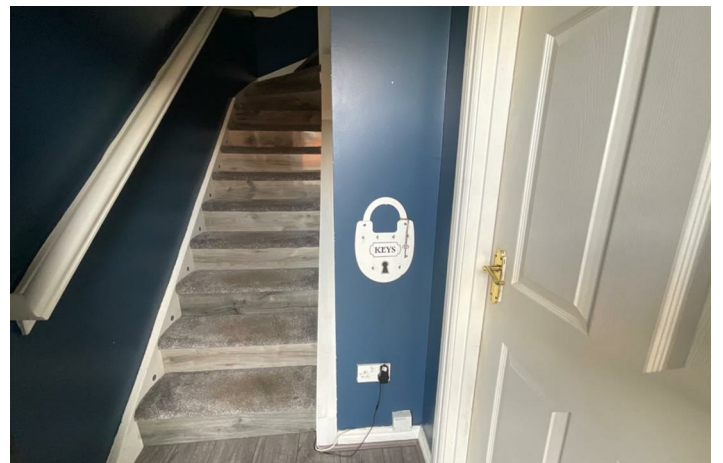
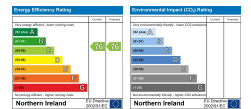




48 Lawnbrook Avenue  
Belfast, BT13 2QB

Offers in the region of  
**£109,950**



# 48 Lawnbrook Avenue

, Belfast, BT13 2QB

Offers in the region of £109,950



A well presented, modern-build townhouse in an area of high demand which is sure to appeal to first-time buyers and growing families alike.

Internally the dwelling comprises of an entrance hall, bright reception, modern fitted kitchen with dining space, downstairs WC, classic white bathroom suite and three bedrooms. Outside there are enclosed yards to the front and rear.

The property further benefits from gas fired central heating, uPVC double glazing and all within an enviable cul-de-sac location.

Lawnbrook Avenue is conveniently located just off the Shankill Road with pedestrian access on to Lanark Way. It is close to many leading shops and amenities and shares excellent transport links with Belfast City Centre.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

## Ground Floor

### Entrance Hall

Hardwood front door with glass inset, wood laminate flooring, stairs leading to first floor

### Living Room 15'5" x 11'3" (4.70m x 3.44m)

Wood laminate flooring, double panelled radiator

### Kitchen 9'8" x 14'9" (2.97m x 4.50m)

Modern fitted kitchen with a wide range of high and

low level units, tiled splash backs and contrasting worktops, stainless steel sink and drainer with mixer taps, integrated oven and hob with extractor hood, enclosed gas boiler, heating controls, fridge freezer space, plumbed for a washing machine, vinyl flooring, double panelled radiator, access to rear yard

### Downstairs WC

Low flush WC, pedestal wash hand basin, vinyl flooring, panelled radiator

### First Floor

### Landing

Enclosed storage cupboard, access to roof space

### Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basin and panelled bath with shower attachment overhead, vinyl flooring, PVC cladded walls and ceiling with recessed lighting, heated towel rail

### Front Bedroom 11'0" x 7'10" (3.37m x 2.39m)

Wood laminate flooring, panelled radiator

### Rear Bedroom 14'1" x 7'10" (4.30m x 2.40m)

Wood laminate flooring, double panelled radiator

### Third Bedroom 7'5" x 7'3" (2.27m x 2.23m)

Wood laminate flooring, panelled radiator

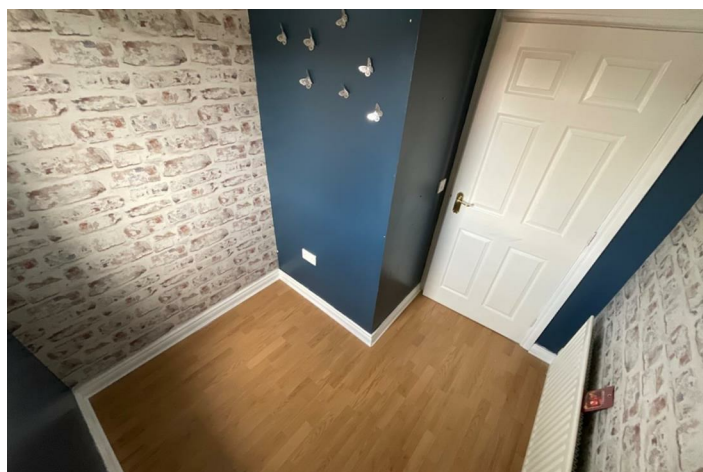
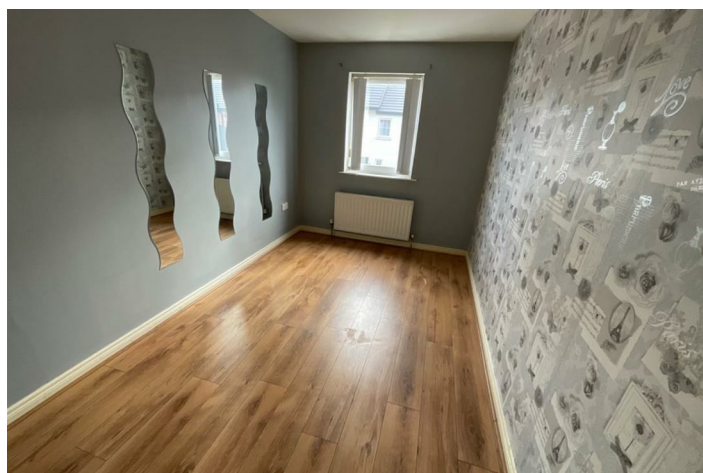
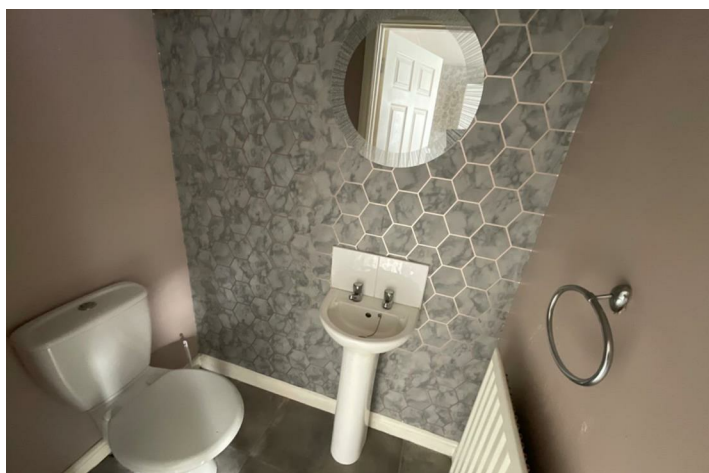
### Outside

## Front

Wooden privacy fencing and entrance gate, enclosed paved yard with stoned boarder

## Rear

Fully paved and enclosed yard, wood panelled fencing surround, water tap, exterior lighting



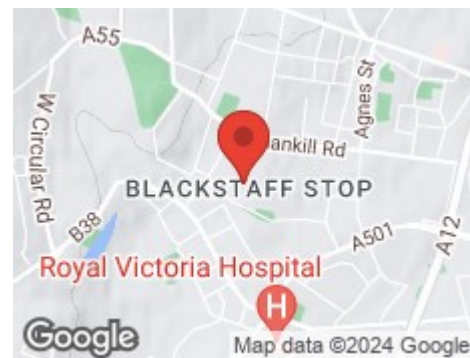
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.