



26 Picardy Avenue, Cregagh Road, Belfast, BT6 9JB

Asking Price £165,000

Tucked away off the Upper Cregagh Road and offering generous accommodation, 'Picardy Avenue', or one of the ex servicemen's homes' as they are often referred to, were built and named after the battles of WWI. They are a popular house type given the well proportioned rooms with 3 first floor bedrooms, a spacious lounge and fitted kitchen and a ground floor shower room completing the accommodation. Outside there is a side driveway with off street parking, and as it sits on a corner site, there are enclosed side and rear gardens, and a sizeable front garden. The convenience of many amenities would also be another key factor in considering this home, with local shops, leading schools, bus and arterial routes to name but a few, all located within a reasonable distance. The site that this home is set on lends itself to further extension (Subject to relevant permissions). With a chain free onward sale this home is sure to appeal.

- Semi detached home
- Bright and spacious lounge
- Ground floor shower suite
- Double glazed windows
- Driveway to the rear with off street parking
- Three bedrooms
- Fitted kitchen
- Oil fired central heating
- Corner site position
- Chain free onward sale

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	63
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			
EU Directive 2002/91/EC			

The accommodation comprises

Pvc double glazed front door leading to entrance hall.

Entrance hall

Lounge 15'4 x 13'1 (4.67m x 3.99m)



Marble fireplace with raised hearth.

Kitchen 11'6 x 7'2 (3.51m x 2.18m)



Range of high and low level units, single drainer sink unit with mixer taps, formica works surfaces, part tiled walls, cooker and fridge freezer space, tiled floor, wood panelled ceiling, breakfast bar and recessed spotlights.

Ground floor shower room



Corner shower cubicle with thermostatically controlled shower, low flush w/c, wash hand basin with storage below, fully tiled walls, tiled floor.

1st floor

Landing, access to the roof space.

Bedroom 1 15'3 x 10'1 (4.65m x 3.07m)



Built in robe, additional storage with hot press.

Bedroom 2 10'3 x 9'9 (3.12m x 2.97m)



Bedroom 3 8'9 x 7'6 (2.67m x 2.29m)



front laid in lawn with additional stone areas.

Side and rear gardens



Gardens to the side laid in lawn. There is excellent potential for additional extensions (subject to relevant permissions)

Outside

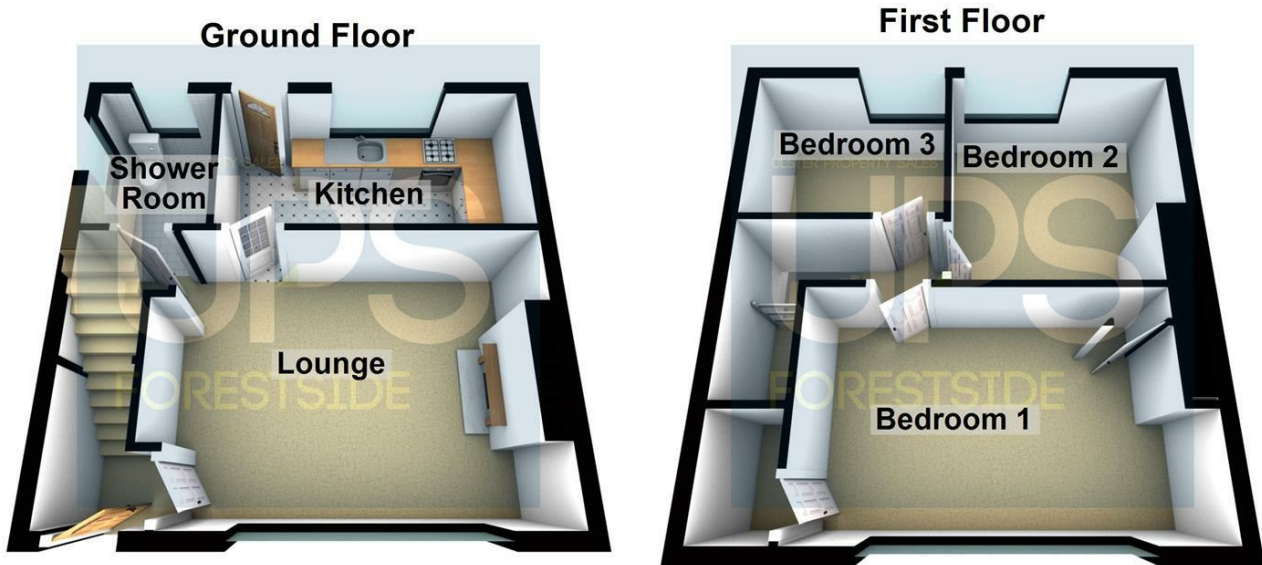
Off street parking to the rear leading to a timber garage.

Front gardens



Corner site position with gardens to the

Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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