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46 Tates Avenue

Lisburn Road
BT9 7BY

Offers Over £185,000

46 TATES AVENUE, LISBURN ROAD, BT9 7BY

- Mid Terrace Property in a Prime Lisburn Road Location
- Good Sized Lounge
- Living Room and Separate Office
- Fitted Kitchen
- 4 Bedrooms
- Shower Room with White Suite
- Gas Central Heating/Double Glazed Windows
- Ideal Investment Opportunity
- Convenient to Local Amenities on Lisburn Road
- Walking Distance to Queens University and Belfast City Centre



This superb and substantial mid terrace property is ideally located on the ever popular Tates Avenue, just off the thriving Lisburn Road.

The property offers well proportioned accommodation comprising a spacious lounge, living room, separate office/dining room and fitted kitchen on the ground floor. There are four further bedrooms on the upper floors along with a shower room.

Externally the property has a front garden area, enclosed rear yard and benefits from double glazed windows and gas central heating.

Offering value for money and a wonderful investment opportunity, viewing is highly recommended.

Hardwood front door to entrance porch, tiled floor, uPVC double glazed door to reception hall.







PROPERTY COMPRISES

LOUNGE 13' 9" x 13' 8" (4.19m x 4.17m) (@ widest points) Feature tiled fireplace with tiled hearth and mahogany mantle surround, cornice ceiling, picture rail, bay window with feature stain glass windows.

LIVING ROOM 14' 3" x 11' 2" (4.34m x 3.4m) (@ widest points) Built in storage units.

KITCHEN Range of high and low level units, work surfaces, single drainer stainless steel sink unit with mixer tap, 4 ring hob with electric oven under and extractor fan over, plumbed for washing machine, integrated dishwasher, under stairs storage, part tiled walls, uPVC double glazed door to rear.

OFFICE/DINING ROOM 10' 2" x 7' 9" (3.1m x 2.36m) Panelled walls and ceilings with low voltage spotlights.

FIRST FLOOR LANDING

BEDROOM 16' 8" x 11' 2" (5.08m x 3.4m) Attractive fireplace with tiled inset with hearth, built in storage.

BEDROOM 11' 2" x 10' 2" (3.4m x 3.1m) Built in storage and robes.

SHOWER ROOM White suite, comprising of vanity unit, low flush WC, panelled shower cubicle with rainwater shower, panelled walls, storage cupboard with gas fired boiler.





SECOND FLOOR LANDING Access to attic void, built in storage and robe, access to roof space.

BEDROOM 16' 8" x 11' 2" (5.08m x 3.4m) Built in robe and storage.

BEDROOM 11' 7" x 11' 2" (3.53m x 3.4m) (@ widest points) Built in robe and storage, cast iron fireplace.

OUTSIDE Front forecourt garden area, enclosed rear yard sitting area.



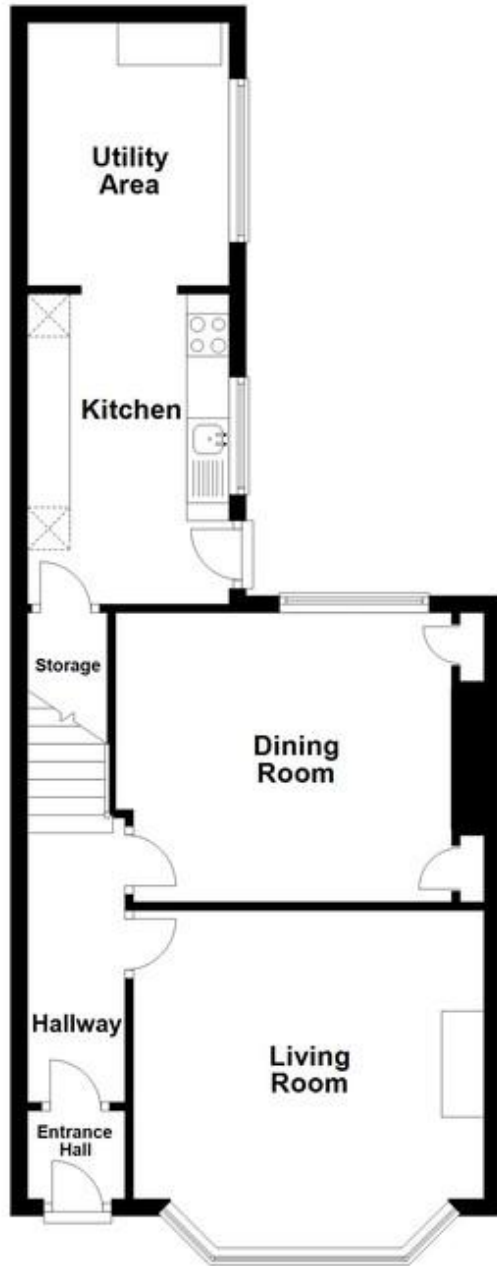








Ground Floor



First Floor

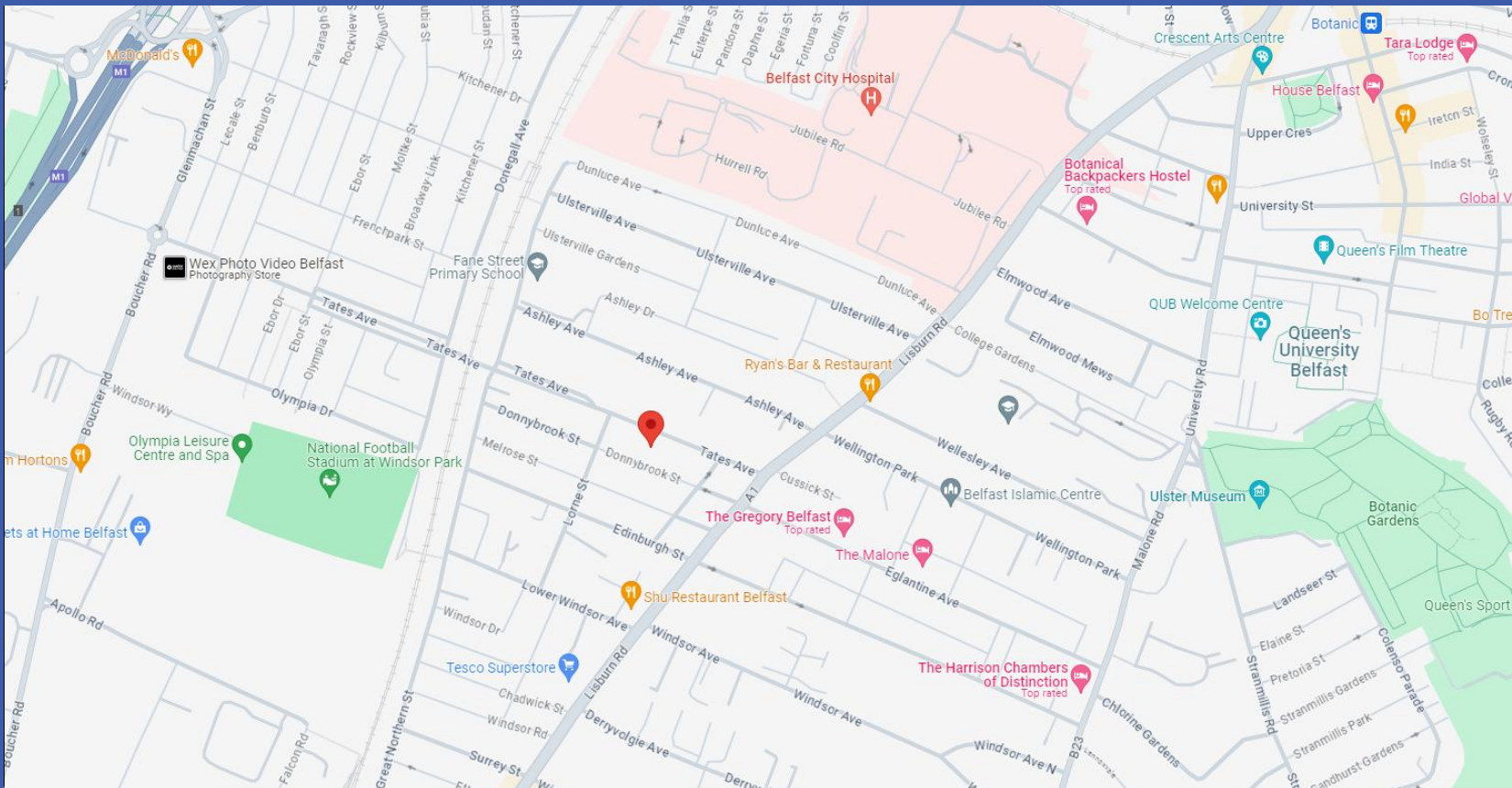


Second Floor



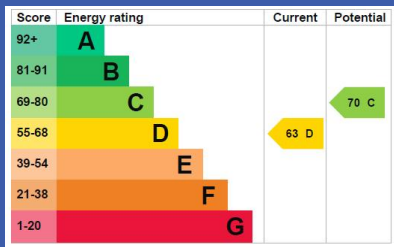
Disclaimer: Plans are for illustrative Purpose only.
Plan produced using PlanUp.

46 Tates Avenue, Belfast



Directions:

Coming out of Belfast on Lisburn Road, turn right on to Tates Avenue and number 46 is on the left hand side



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