



97 Rushfield Avenue, Belfast, BT7 3FR

Asking Price £215,000

Rushfield Avenue is a popular street just off the Ormeau Road, providing easy access to the various long standing cafes, restaurants and entertainment facilities as well as the more recent additions that are only adding to the culture and community feel that this area has to offer. A short walk along Sunnyside Street leads to the Lagan Tow Path and across into Stranmillis Village & Queens University.

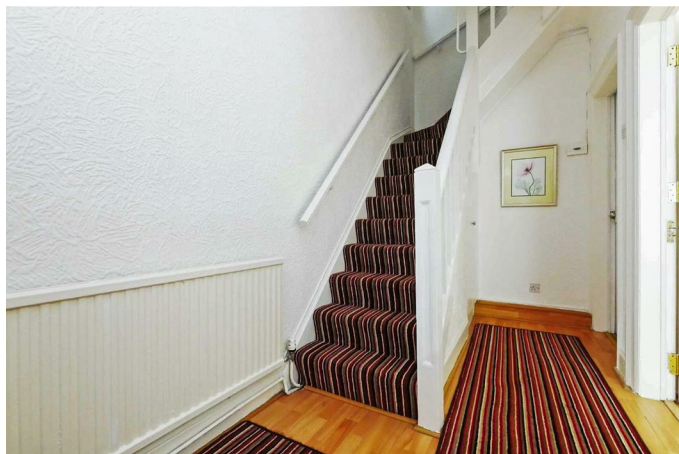
The property itself comprises, two reception rooms and modern fitted kitchen on the ground floor, whilst on the first floor there are three bedrooms and white bathroom suite. Outside the property benefits from off street carparking and enclosed patio area to the rear and side.

An excellent home in a popular residential location.

- Semi Detached Home
- Three Bedrooms
- Fitted Kitchen
- Oil Heating
- Easily Maintained Area To Front
- Fantastic Location 2 Minutes From The Ormeau Road
- Two Reception Rooms
- White Bathroom Suite
- Double Glazing
- Enclosed Patio Area To Rear

Energy Efficiency Rating		Current	Potential
<small>Key: energy efficient - lower running costs</small>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	57
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
Northern Ireland			
			<small>EU Directive 2002/91/EC</small>

Entrance



Hardwood front door to entrance hall. Laminate flooring. Storage under-stairs.

Lounge 11'7 x 10'2 (3.53m x 3.10m)



Laminate flooring.

Living Room 11'3 x 10'0 (3.43m x 3.05m)



Laminate flooring.

Fitted Kitchen 15'4 x 5'3 (4.67m x 1.60m)



Full range of high and low level units, wood effect work top, single drainer stainless steel sink unit with mixer taps, overhead extractor fan, part tiled walls, Tiled flooring, Plumbed for washing machine.



First Floor

Bedroom One 11'1 x 9'2 (3.38m x 2.79m)



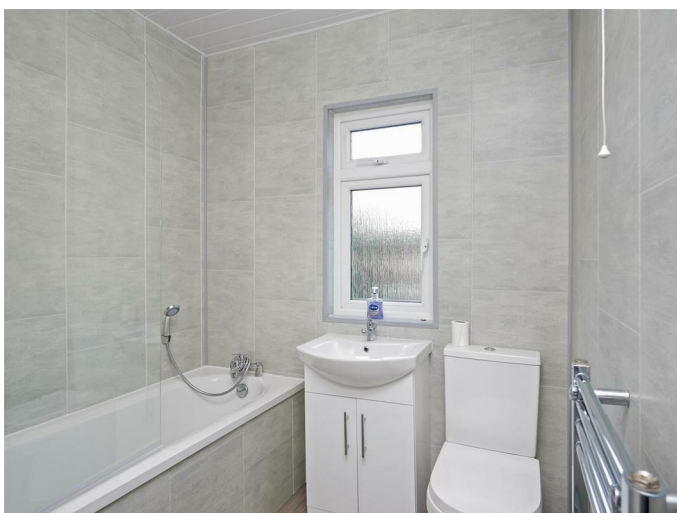
Bedroom Two 9'4 x 9'1 (2.84m x 2.77m)



Bedroom Three 7'8 x 6'6



White Bathroom Suite



Bathroom suite comprising panelled bath with mixer taps and hand shower. Triton shower unit over bath, wash hand basin with mixer taps and storage below, low flush w.c Heated chrome towel rail. Access to the roof-space.

Outside Front

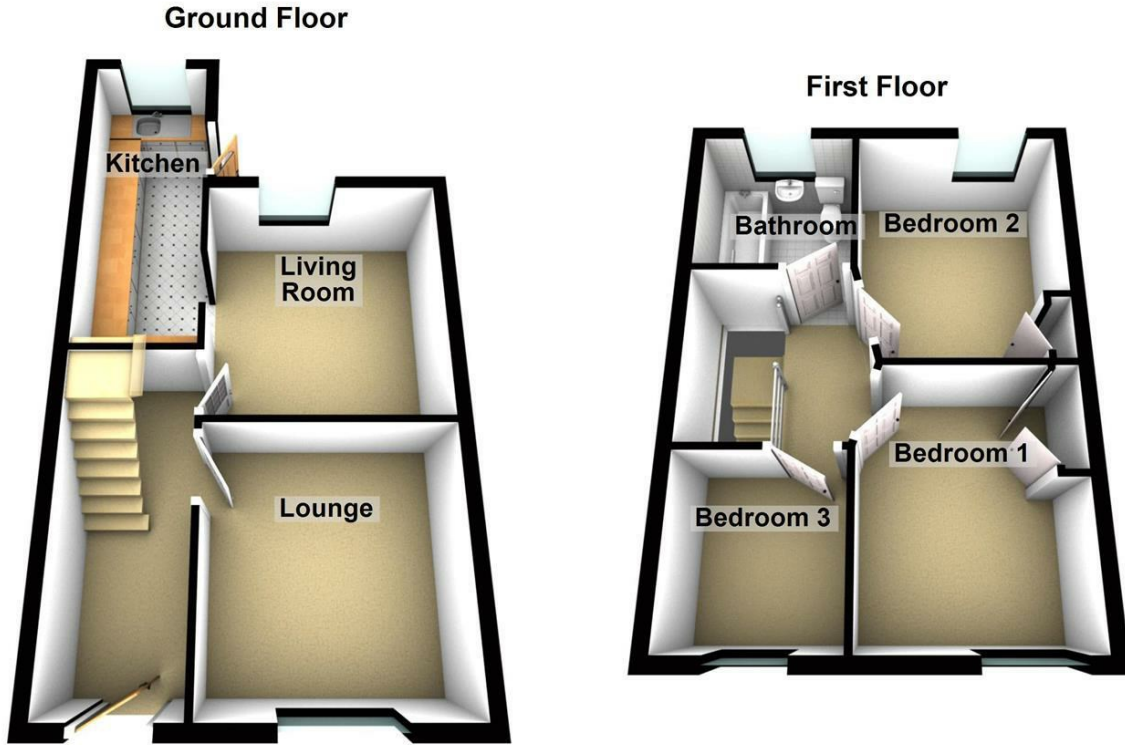
Easily maintained garden area to front.

Outside Rear



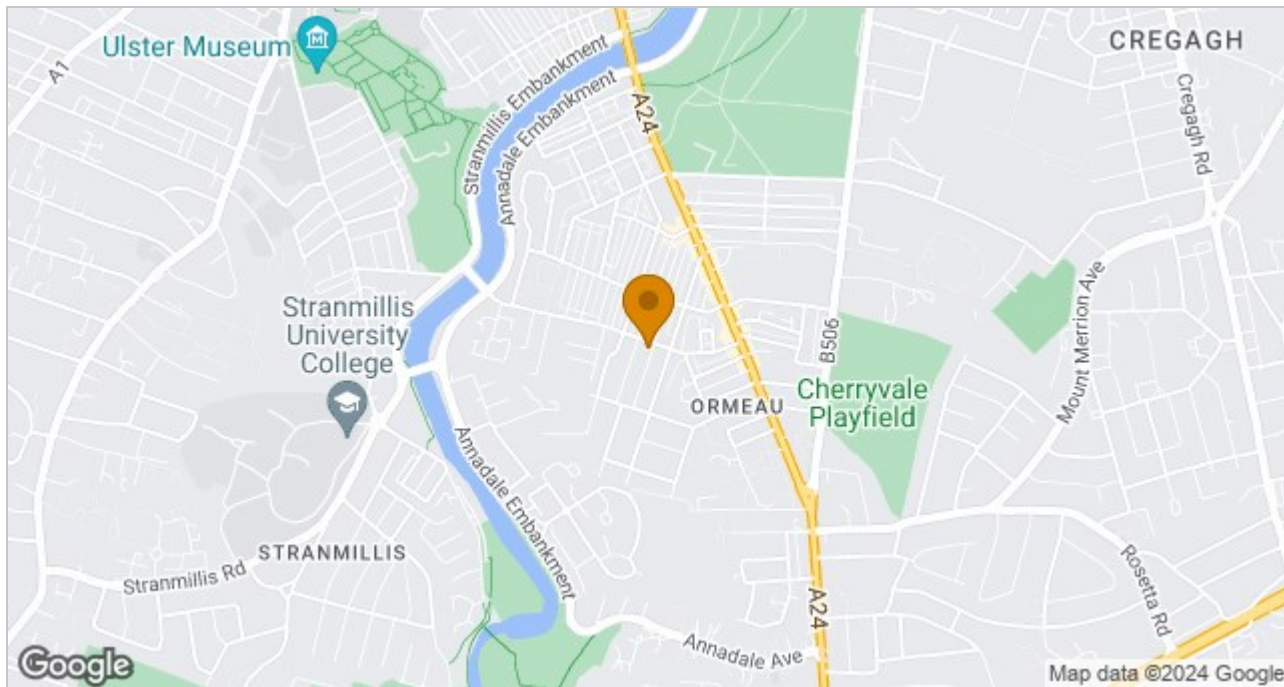
Enclosed rear patio area, bordered by mature hedging. Pvc oil tank. storage facility, housed oil fired boiler.

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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