



76 Ivanhoe Avenue, Belfast, BT8 8BW

Asking Price £175,000

Situated on a large corner site, this semi-detached home offers convenience to the main Saintfield Road providing easy access into Belfast, Carryduff and further afield. Shopping is made easy with the Brackenvale Garage within walking distance and Forestside Shopping Centre also close by with its array of cafes and retail units.

Internally the property comprises, on the ground floor, spacious lounge, fitted kitchen, a double bedroom and bathroom suite whilst on the first floor there are a further two bedrooms, master with en-suite bathroom. The property also benefits from an oil heating system and double glazing.

Outside there is a large brick paved driveway with ample parking and garden laid in lawns with a decked patio area to the side, ideal for a summer BBQ's.

The garage to the property is to the rear, access provided via the road to the side which 76 has a "right of way" over.

- Semi Detached Home
- Master With En-Suite Bathroom
- Modern Fitted Kitchen
- Oil Heating/Double Glazing
- Corner Site with Garden and Decked Patio Area
- Three Bedrooms
- Spacious Lounge
- Downstairs Bathroom
- Driveway With Ample Parking
- Garage To Rear with Right Of Way Access

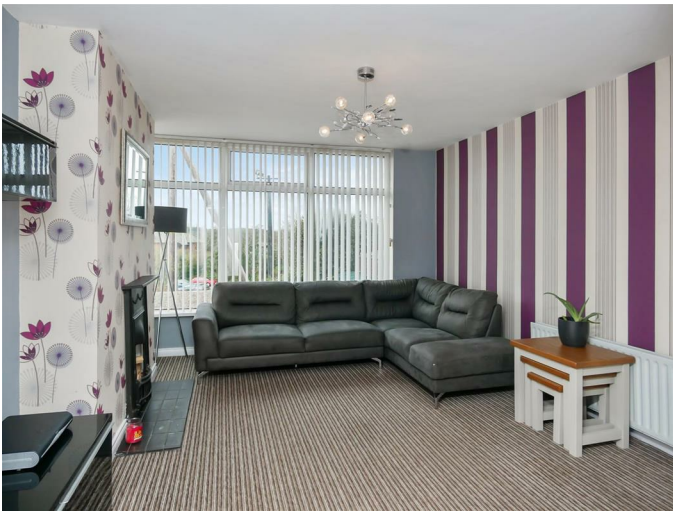
Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			
		58	34
		EU Directive 2002/91/EC	

Entrance



Pvc glass panelled front door to entrance hall. Laminate flooring. Full height ceiling.

Lounge 16'0 x 12'0 (4.88m x 3.66m)



Cast iron fire-place with tiled hearth.

Fitted Kitchen 9'9 x 9'3 (2.97m x 2.82m)



Full range of high and low level units, formica work surfaces, single drainer

stainless sink unit with mixer taps, built in 4 ring hob, stainless steel overhead extractor fan, Plumbed for washing machine. Part tiled walls. Tiled flooring. Access to inner hallway, Access to the side.

Bedroom Three 11'4 x 9 (3.45m x 2.74m)



Laminate flooring.

White Bathroom Suite



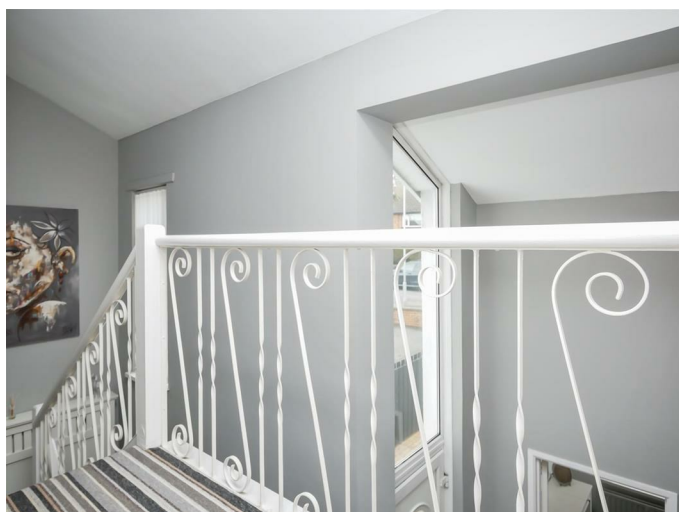
Comprising panelled bath with mixer taps, shower unit above, pedestal wash hand basin.

W.C



Low flush w.c

First Floor Gallery Landing

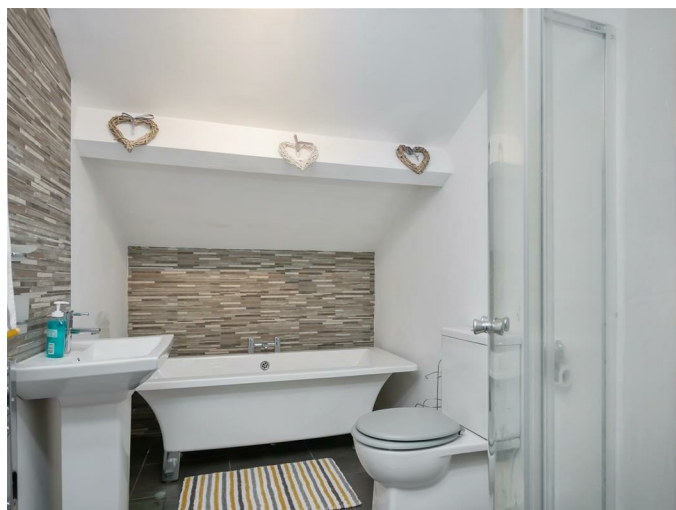


Master Bedroom 11'5 x 9'0 (3.48m x 2.74m)



Laminate flooring,

En-suite



Comprising free standing bath with mixer taps, separate corner shower cubicle. pedestal wash hand basin, low flush w.c .Tiled flooring.
Heated chrome towel rail.

**Bedroom Two 11'9 x 11'4 at widest points
(3.58m x 3.45m at widest points)**



Fitted sliding robes.

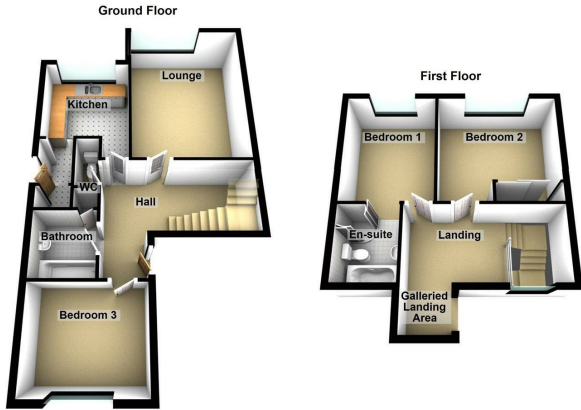
Outside Front & Side



Driveway with ample parking.
The property is positioned on a large corner site with gardens laid in lawns and additional decked patio to side.
Access to the garage to the rear is by right of way via the road to the side.

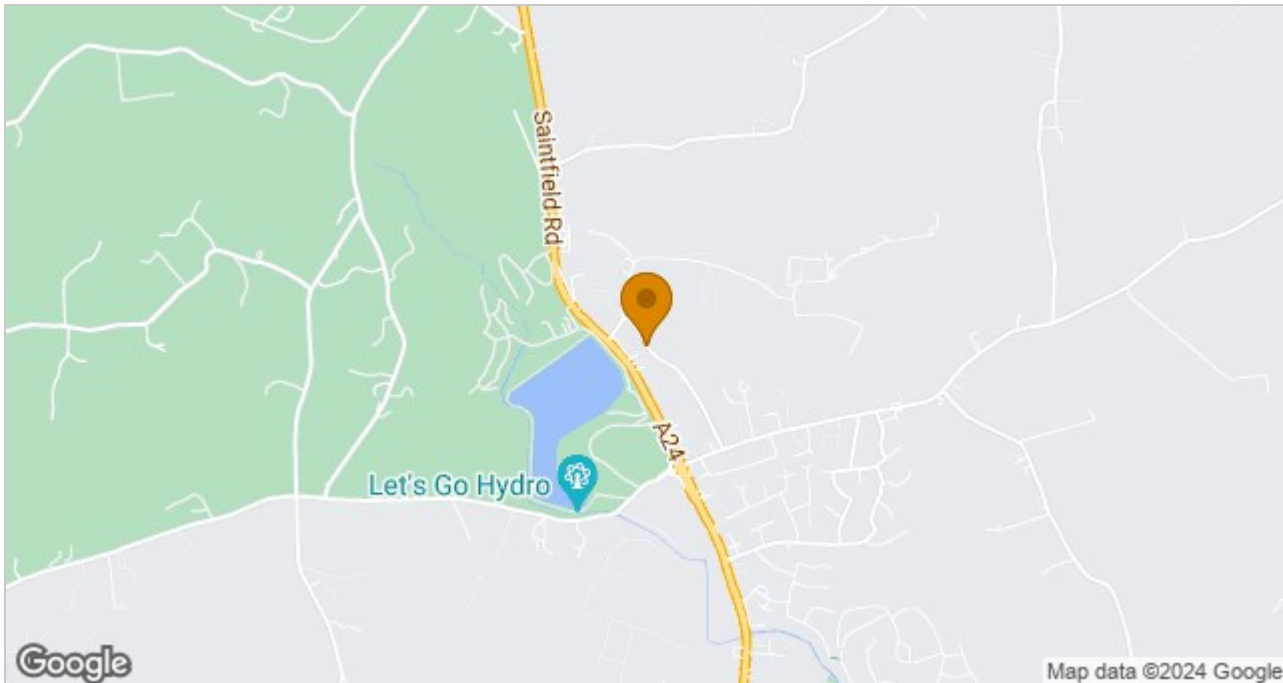
Detached Garage

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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