



485 Lisburn Road, Belfast, BT9 7EZ
Tel: 02890 661111
Email: info@fetherstons.com
Web: www.fetherstons.com

31 Maryville Avenue
Lisburn Road, Belfast
BT9 7HE
Offers Over £159,950

31 MARYVILLE AVENUE, BT9 7HE

- Mid Terrace Property in an Exceptionally Convenient Location
- Bright & Spacious Lounge with Open Arch to Dining Room
- Fitted Kitchen
- 2 Good Sized Bedrooms
- Bathroom with White Suite
- Gas Central Heating
- Double Glazed Windows
- Enclosed Rear Yard
- Convenient to Local Amenities Including Shops, Public Transport and Cranmore Park
- Ideal for Investors and Owner Occupiers

This well presented mid terrace property is ideally located just off Lisburn Road.

The property offers bright and well proportioned accommodation with an entrance hall leading to a generous lounge with open arch to the dining room along with a modern kitchen on the ground floor.

On the first floor there are two double bedrooms and a bathroom with white suite.

In addition the property benefits from gas central heating and double glazed windows.

Situated close to many local amenities on Lisburn Road, including shops and public transport, as well as being convenient to Belfast City Centre and Queens University, this delightful property is ideal for either owner occupiers or investors and viewing is highly recommended.



PROPERTY COMPRISES

Front door to entrance hall.

ENTRANCE HALL Tiled floor.

LOUNGE OPEN PLAN TO DINING ROOM 20' 0" x 10' 3" (6.1m x 3.12m) Laminate wood effect floor, under stairs storage.

KITCHEN 9' 6" x 8' 9" (2.9m x 2.67m) Range of high and low level units, work surfaces, 1.5 bowl single drainer stainless sink unit with mixer tap, 4 ring hob with electric oven under and extractor fan over, plumbed for washing machine, space for fridge/freezer, part tiled walls, tiled floor, door to rear.

FIRST FLOOR LANDING

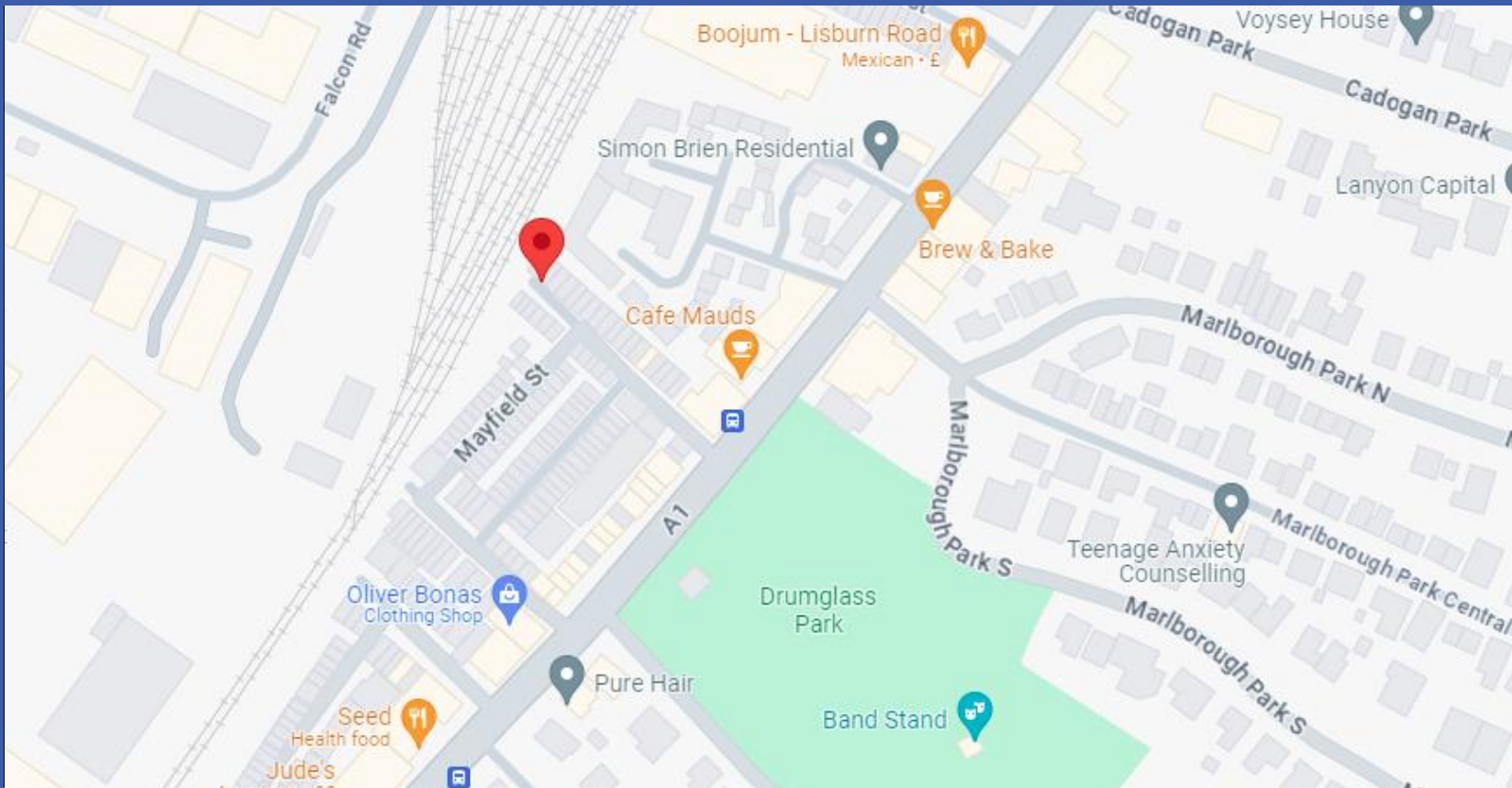
BEDROOM 13' 8" x 9' 6" (4.17m x 2.9m)

BEDROOM 9' 10" x 8' 8" (3m x 2.64m)

BATHROOM White suite comprising pedestal wash hand basin with splash tiling, low flush WC, panelled bath with splash tiling and Triton shower, tiled floor, cupboard with gas fired boiler.

OUTSIDE Enclosed rear yard.





Directions:

Coming out of Belfast on Lisburn Road, turn right in to Maryville Avenue

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Fetherstons Estate Agents for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Fetherstons or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Fetherstons cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for the use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Fetherstons has authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and / or rent, all figures are quoted exclusive of VAT, intending purchasers or tenants must satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice; v) Fetherstons will not be liable in negligence or otherwise, for any loss arising from the use of these particulars; vi) Appliances not tested or verified.