



NICHOLAS  
RESIDENTIAL



## 133 Rushfield Avenue

Belfast BT7 3FR

£1,350 Per month

Welcome to 133 Rushfield Avenue!

A popular and convenient location for this extended semi-detached house. Situated just off Sunnyside Street, this property boasts two reception rooms, perfect for entertaining guests or relaxing with family. Step into the luxury fitted kitchen with appliances, where you can unleash your inner chef and create culinary delights. With three bedrooms, there's ample space for a growing family or those needing a home office or guest room.

The two bathrooms provide convenience and comfort for busy mornings or unwinding after a long day. This property offers a perfect blend of modern amenities and traditional charm, making it a delightful place to call home. This property has gas heating and comes part furnished.

Externally there is a driveway to the front with an enclosed patio area to the rear.

Contact us on 02890388383 to arrange your personal viewing.

### Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Extended Semi Detached in a Popular and Convenient Location off Sunnyside Street
- Two plus Reception Rooms
- Luxury Fitted Kitchen with Appliances and Separate Utility Room
- Downstairs Bathroom Suite and 1st Floor Shower Room
- Three Bedrooms (2 Doubles and 1 Single)
- Gas Fired Central Heating
- uPVC Double Glazed
- Driveway to the Front and an Enclosed Yard to the Rear
- NOT HMO and Suitable for a Couple or Family
- Available Part Furnished from the 1st of May



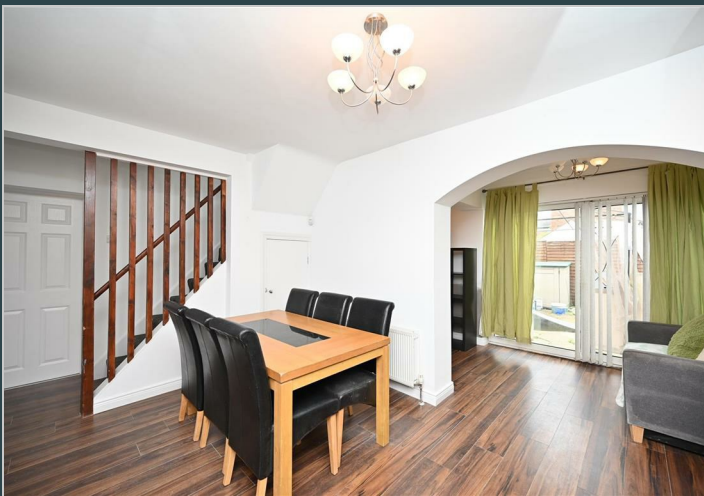
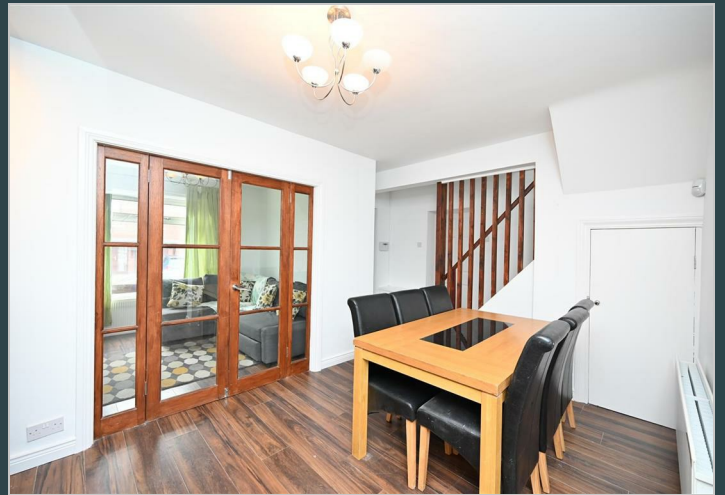
## Area Map

## Energy Efficiency Graph



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	<b>61</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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3 Wellington Park, Belfast, Antrim, BT9 6DJ

Tel: 02890388383 Email: [info@nicholasresidential.co.uk](mailto:info@nicholasresidential.co.uk) <https://www.nicholasresidential.co.uk>