



13 Milfort Avenue, Belfast, BT17 9BJ

Price Guide £140,000

This bright and comfortable end terrace property is conveniently located in a popular residential area which will appeal to a range of prospective purchasers. The accommodation comprises an excellent living room, kitchen with dining, two good sized bedrooms and luxury first floor bathroom suite with bath & walk in shower. Further benefits include gas fired central heating, PVC double glazed windows and an extensive south facing garden to rear. Many popular schools are within close proximity along with excellent transport links and other amenities such as cafes, shops & restaurants.

- Attractive End Terrace Property In A Sought After Residential Location
- Comfortable Living Room
- Luxury First Floor Bathroom Suite With Bath & Walk In Shower
- Double Glazed Windows
- Two Good Sized Bedrooms
- Kitchen / Dining Room
- Gas Fired Central Heating
- Beautiful South Facing Garden

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		54	57
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE
PVC front door.

RECEPTION HALL



Wooden floor.

LIVING ROOM 20'11" x 11'1" (6.4 x 3.4)



Wooden floor. Attractive fireplace. Sliding doors to kitchen / dining.



KITCHEN / DINING 14'1" x 12'5" (4.3 x 3.8)



Range of high and low level units, plumbed for washing machine, single drainer stainless steel sink unit with mixer tap. Storage under stairs. Double doors to rear garden.



ON THE FIRST FLOOR



BEDROOM ONE 14'1" x 10'2" (4.3 x 3.1)



Built in sliding robes.

BEDROOM TWO 9'10" x 8'6" (3.0 x 2.6)



BATHROOM 8'10" x 6'6" (2.7 x 2.0)



Luxury white suite comprising panel bath, walk in shower, low flush W.C, wash hand basin.

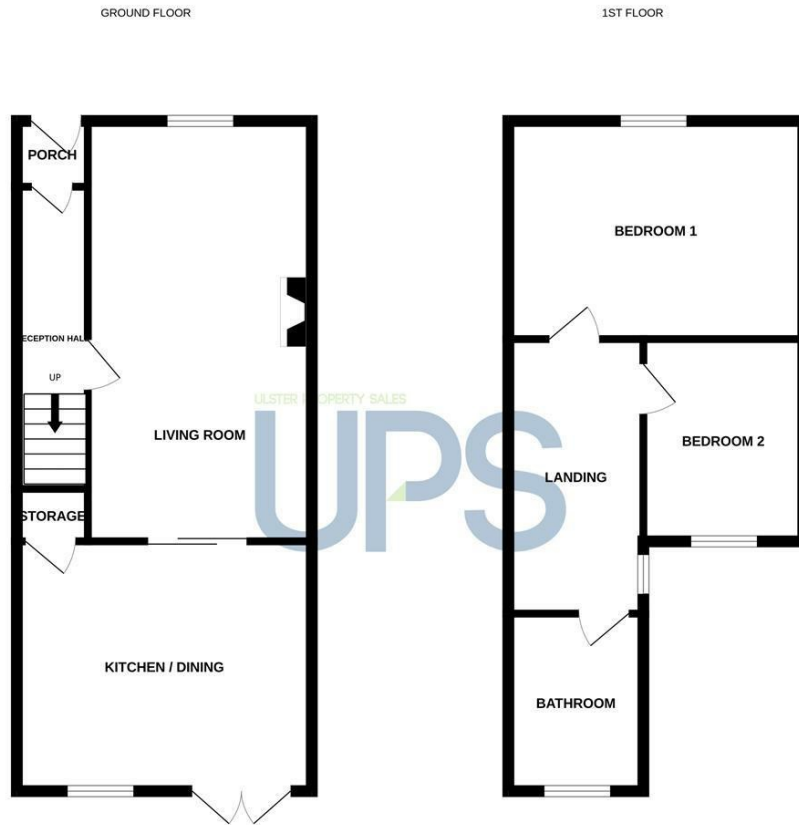
OUTSIDE



Beautiful south facing garden to rear.

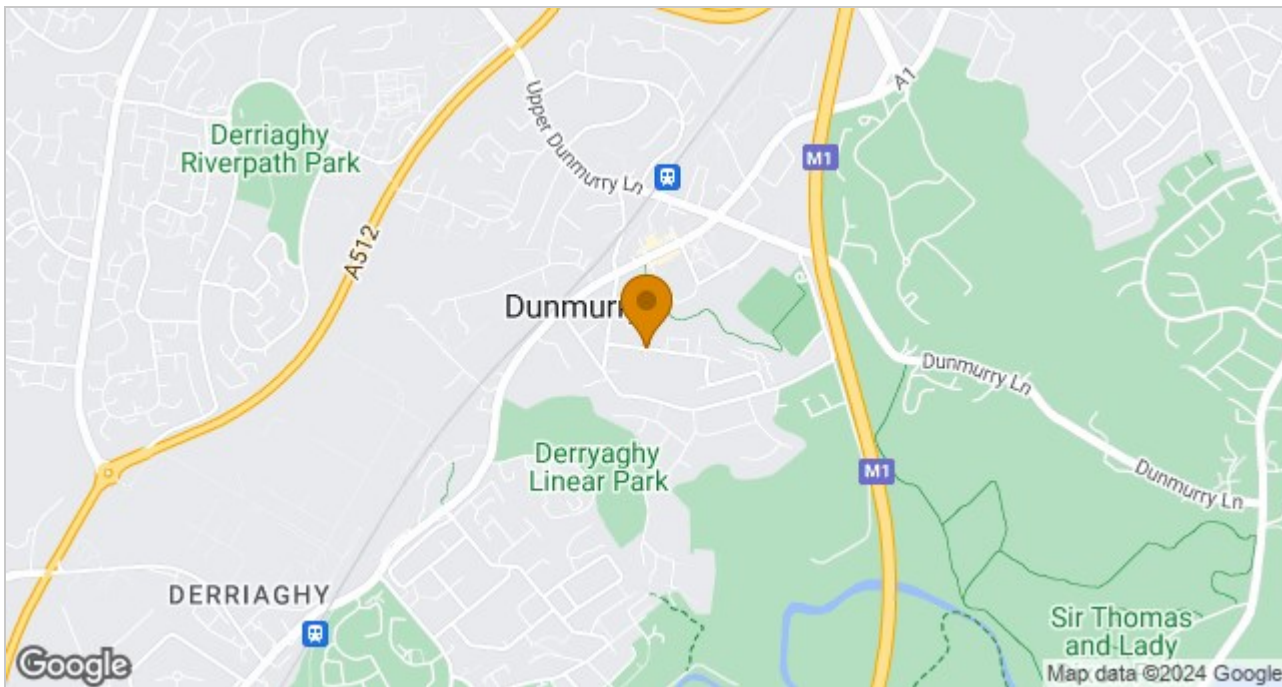


Floor Plan



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropex ©2024

Area Map



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