

GERARD MCCLINTON
ESTATE AGENT



49 Rushfield Avenue, Belfast, BT7 3FP

Offers in the region of £235,000





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49 Rushfield Avenue

Belfast, BT7 3FP

- Beautifully Presented 4 Bedroom Townhouse, Renovated in 2018
- Large Open Plan Living Dining Room
- Upgraded Modern Bathroom Suite
- Double Glazing
- Forecourt and Enclosed Rear Yard
- Prime Ormeau Road Location
- Upgraded Contemporary Fitted Kitchen With Range of Integrated Appliances
- Gas Central Heating
- Recently Redecorated

Located in a prime position just off the popular Ormeau Road in Belfast, Rushfield Avenue remains one of this area's most sought after addresses due to its close proximity to a vast range of trendy cafes, pubs, boutique shops, the Ormeau Park, Forestside Shopping Centre and highly regarded schools and leisure facilities. This property will appeal to professionals, young families and even investors / landlords.

The property was refurbished in 2018 and has been very well maintained with further improvements made in 2020. Upgrades such as new kitchen, bathroom, gas heating and redecoration mean new buyers can simply move in.

The property comprises four bedrooms, two with feature cast iron fireplaces, a spacious open plan living dining room, well proportioned and modern fitted kitchen, modern bathroom suite, forecourt and an enclosed rear yard.



Open Plan Living Dining Room

21 x 10 (6.40m x 3.05m)

Kitchen

17'4" x 6'10" (5.3 x 2.1)

First Floor Landing

Master Bedroom

14'6" x 11'5" (4.43 x 3.5)

Bedroom

10'11" x 8'8" (3.33 x 2.65)

Bathroom

7'4" x 6'0" (2.25 x 1.85)

Second Floor Landing

Bedroom

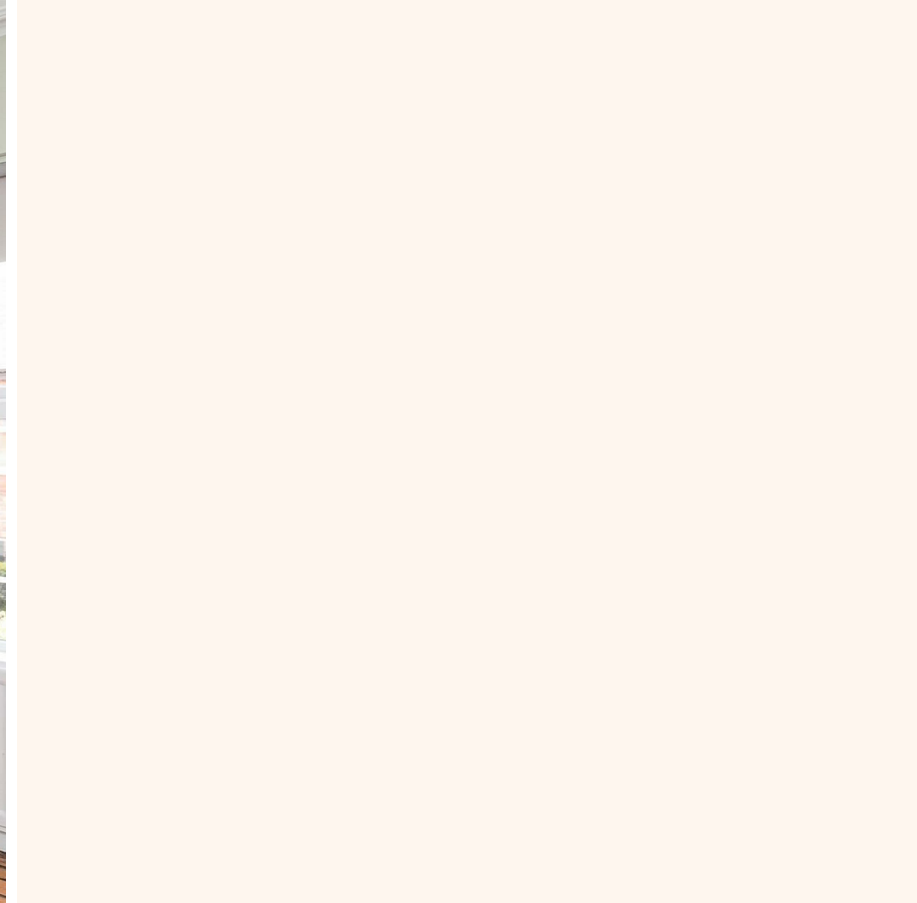
10'7" x 8'7" (3.25m x 2.621)

Bedroom

14'6" x 11'5" (4.42m x 3.48m)

Outside





Directions





Floor Plans



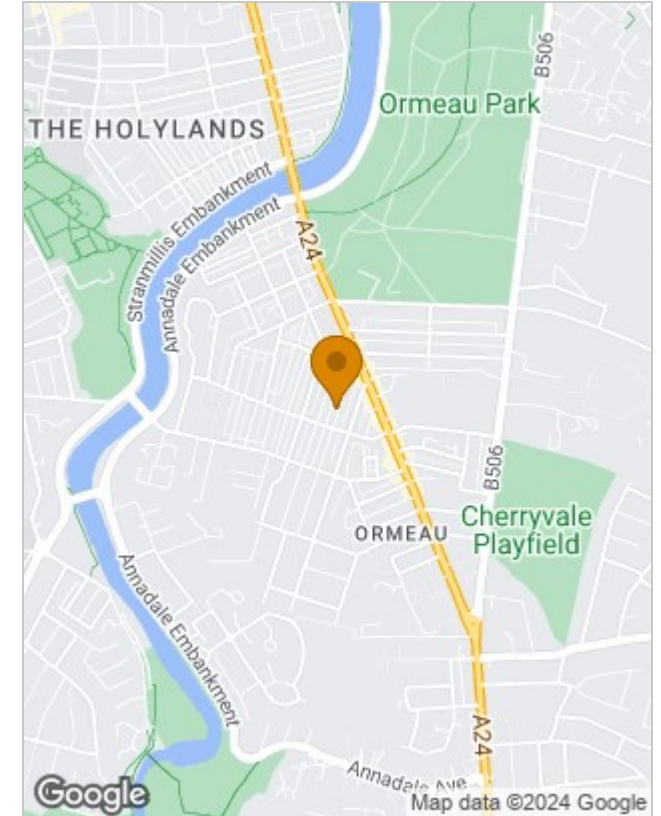
Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

