



35 Tates Avenue, Belfast, BT9 7BY

Price Guide £250,000

Conveniently located just off the Lisburn Road within walking distance to Queens University and The Royal & City Hospitals, this spacious six bedroom mid-terrace offers an ideal investment opportunity for the keen landlord. Comprising six bedrooms, spacious living room, large fitted kitchen with dining, ground floor w.c and two shower rooms with two separate w.c's located on the first floor. The property also benefits from oil heating, PVC double glazed windows and HMO approval. We would urge immediate viewing to appreciate this excellent rental property.

- Mid Terrace Property
- Large Kitchen With Dining Space
- Six Double Bedrooms
- Oil Heating
- HMO Approved
- Spacious Living Room
- Ground Floor W.C
- Two Showers With Separate Toilets Located On The First Floor
- PVC Double Glazed Windows

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	50
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC	

ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

ENTRANCE HALL

Under stairs storage.

LIVING ROOM 14'1" x 13'1" (4.3 x 4.0)

Laminate floor.

RECEPTION ROOM / BEDROOM ONE 11'9" x 11'1" (3.6 x 3.4)

Laminate floor with built in storage.

W.C 5'2" x 4'3" (1.6 x 1.3)



White suite comprising low flush WC, pedestal wash hand basin and tiled floor.

KITCHEN / DINING AREA 22'7" x 10'9" (6.9 x 3.3)



Range of low level units, stainless steel sink unit with drainer and mixer tap, plumbed for washing machine, part tiled walls and tiled floor. Access to enclosed rear yard.

ON THE FIRST FLOOR

W.C 4'7" x 3'11" (1.4 x 1.2)



White suite comprising low flush w.c, wash hand basin and tiled floor.

W.C 7'2" x 3'3" (2.2 x 1.0)

White suite comprising low flush w.c, wash hand basin and tiled floor.

SHOWER 7'2" x 3'3" (2.2 x 1.0)

White suite comprising shower with pedestal wash hand basin and tiled floor.

SHOWER 10'5" x 3'11" (3.2 x 1.2)



White suite comprising thermostatic shower with pedestal wash hand basin and tiled floor.

BEDROOM TWO 11'1" x 11'1" (3.4 x 3.4)



Laminate floor.

ON THE SECOND FLOOR

BEDROOM THREE 11'5" x 10'5" (3.5 x 3.2)



Laminate floor with built in storage

BEDROOM FOUR 18'4" x 13'9" (5.6 x 4.2)

Laminate floor.

ON THE THIRD FLOOR

Built in storage.

BEDROOM FIVE 12'9" x 7'6" (3.9 x 2.3)

Laminate floor with built in storage.

BEDROOM SIX 11'1" x 10'9" (3.4 x 3.3)



Laminate floor.

OUTSIDE

Enclosed yard to rear with outside lights.

Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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