

25 Ainsworth Street , Belfast, BT13 3EH

**Offers In The Region Of
£84,950**

A Superb Extended And Extensively Modernised Town Terrace In This Ever Popular Location

An excellent opportunity to purchase a period town terrace modernised to the highest standard. The extended interior comprises 2 bedrooms, lounge, extended fitted kitchen and modern white bathroom suite. The dwelling further offers uPvc double glazed windows, oil fired central heating, extensive use of wood laminate and ceramic floor coverings and has benefited from a programme of improvement works in past years. Holding a prime position within its ever popular location minutes walk from the hustle and bustle of the Woodvale Road, this is an opportunity not to be missed - Immediate viewings highly recommended!

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

25 Ainsworth Street

, Belfast, BT13 3EH



- Superb Extended And Modernised Town Terrace
- 2 Bedrooms, 2 Reception Rooms
- Extended Fitted Kitchen
- Modern White Bathroom Suite
- Upvc Double Glazed Windows
- Oil Fired Central Heating
- Low Outgoings
- Highly Regarded Location

Entrance Hall

Upvc entrance door, ceramic tiled floor.

Lounge

13'3" x 10'1" (4.05 x 3.08)

Wall mounted electric fire, tiled hearth, wood laminate floor, panelled radiator, open plan.

Dining Area

10'0" x 8'10" (3.05 x 2.70)

Wood laminate floor, panelled radiator.

Kitchen

13'1" x 7'10" (4.00 x 2.40)

Single drainer stainless steel sink, extensive range of high and low

level units, formica worktops,

cooker space, fridge/freezer space, plumbed for washing machine, tumble dryer space, partly tiled walls.

First Floor

Landing

Bedroom

13'3" x 10'2" (4.04 x 3.11)

Wood laminate floor, panelled radiator.

Bedroom

9'8" x 7'10" (2.96 x 2.40)

Wood laminate floor, panelled radiator.

Bathroom

9'1" x 7'4" (2.77 x 2.24)

Modern white suite, composite panelled bath wash hand basin, low flush wc, shower cubicle, thermostatically controlled shower, panelled bath, partly tiles walls, panelled radiator.

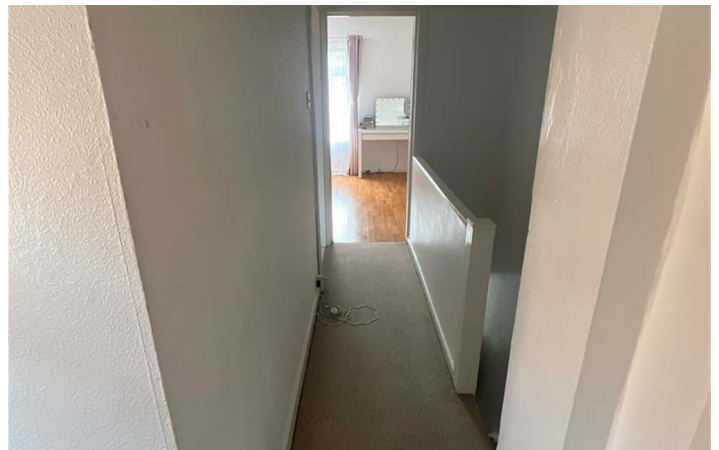
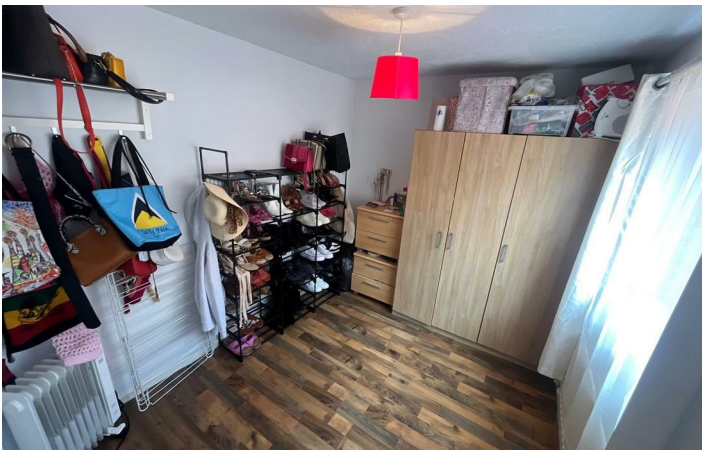
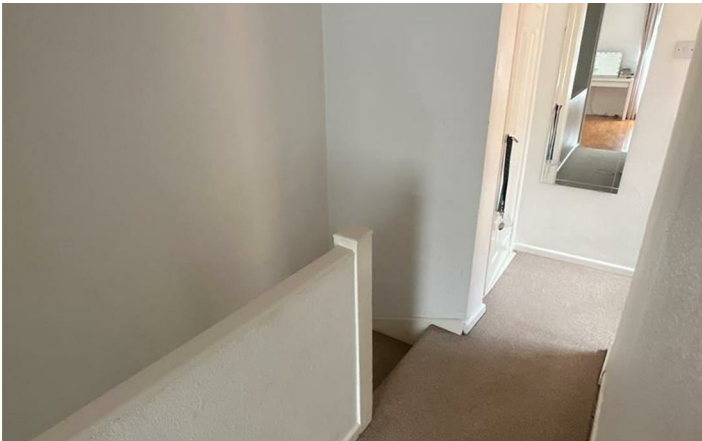
Outside

Enclosed rear yard, oil central heating boiler.

Hard landscaped front garden in patio.

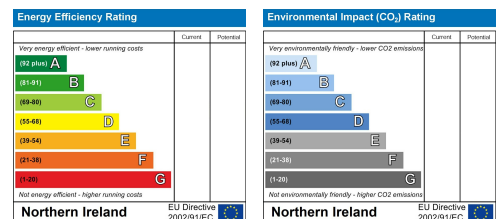


Directions



Floor Plan

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