



A superb red brick mid terrace property in a prime location just off the bustling Lisburn Road. Situated along this beautiful tree lined avenue, and extremely convenient to many local amenities including Belfast City Hospital and Queen's University.

Well maintained throughout and overall charm of this property having retained many original features such as cornice ceilings, will appeal to a wide range of prospective purchasers including home owners and investors. With all that this property has to offer, combined with prestigious location early viewing is encouraged to avoid disappointed.

Offers Over  
£245,000

30 Adelaide Avenue,  
BELFAST,  
BT9 7FY

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Viewing by  
appointment  
through agent  
028 9066 3030



- Attractive Red Brick Terrace Property in Prime Residential Location
- Spacious Living Room & Separate Dining Room
- Fitted Kitchen
- 3 Bedrooms
- Bathroom with White Suite & Separate Shower Cubicle
- Enclosed Rear Yard with Further South Facing Patio Area
- Gas Fired Central Heating

The Property Comprises:

Ground Floor

Hardwood front door with glazed top light to . . .

RECEPTION PORCH: Original Victorian tiled floor. Glazed and leaded inner door to . . .

RECEPTION HALL: Ceramic tiled floor, cornice ceiling, ceiling rose.



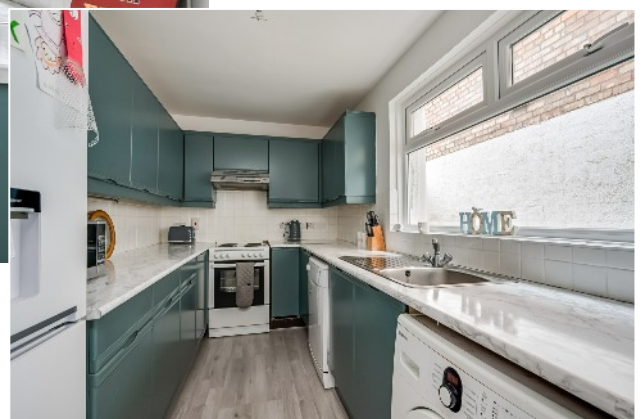
LIVING ROOM: 14' 0" x 10' 8" (4.27m x 3.25m) (into bay window). Laminate wooden floor, cast iron surround fireplace with tiled inset and hearth.



FAMILY ROOM: 11' 2" x 11' 2" (3.4m x 3.4m) Granite surround fireplace and hearth with open fire, laminate wooden floor.



KITCHEN: 15' 8" x 7' 0" (4.78m x 2.13m) Range of high and low level units, laminate work surfaces, stainless steel single drainer sink unit with mixer tap, space for cooker, extractor fan above, plumbed for washing machine, part tiled walls, laminate wooden floor, sliding door to storage under stairs, uPVC double glazed access door to rear.



## First Floor Return

BEDROOM (3)/STUDY: 7' 7" x 7' 3" (2.31m x 2.21m)



BATHROOM: White suite comprising low flush wc, panelled bath, pedestal wash hand basin, built-in shower cubicle with Mira electric shower unit and uPVC splash back, extractor fan, ceramic tiled floor, hatch to roofspace.



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First Floor  
LANDING:



BEDROOM (1): 14' 9" x 10' 10" (4.5m x 3.3m) Outlook to front.



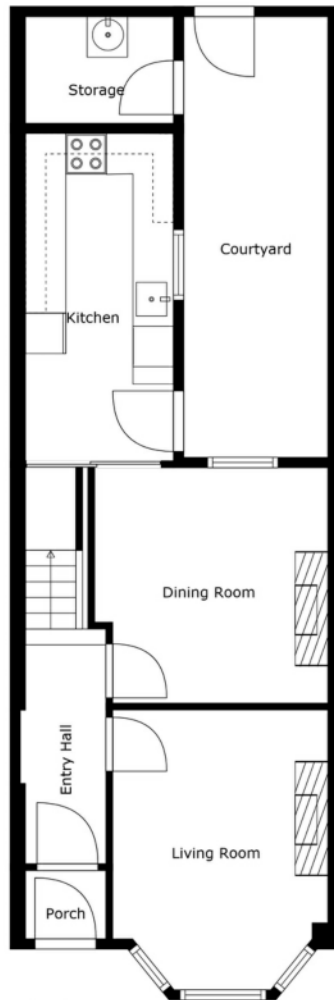
BEDROOM (2): 11' 2" x 8' 5" (3.4m x 2.57m) Hatch to roofspace.



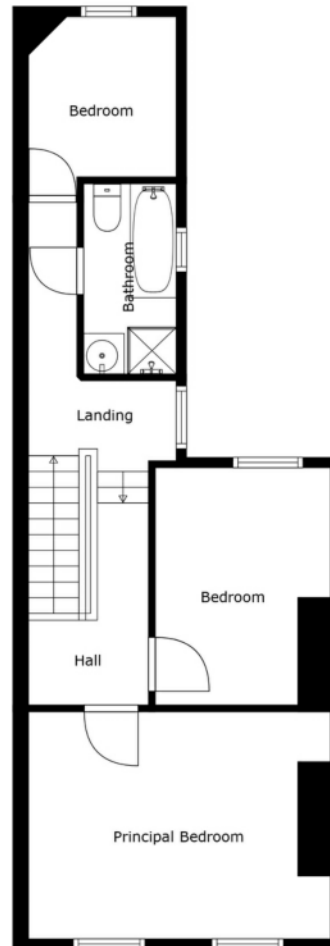
## Outside

Enclosed rear yard. Additional patio area with southerly aspect. Front forecourt.

BOILER HOUSE: Built-in gas fired boiler, low flush wc, pedestal wash hand basin.



Floor 1

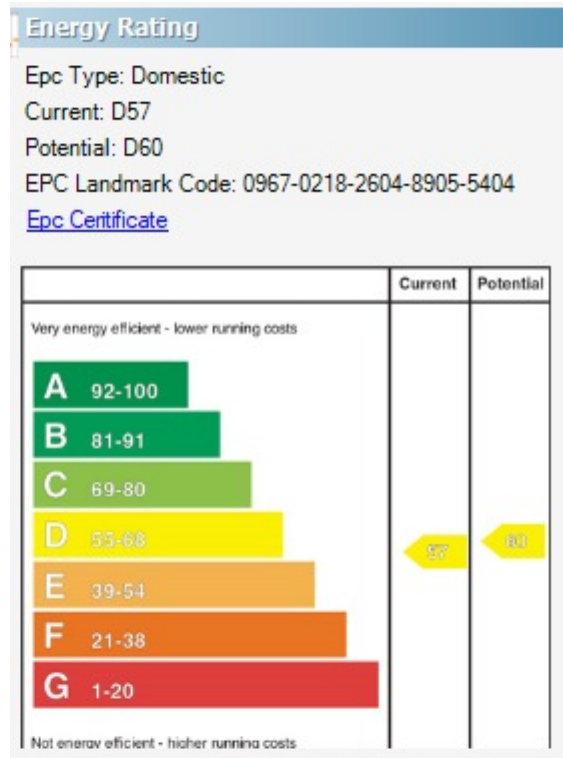


Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

## Location:

Heading out of city centre turn right into Adelaide Avenue just before the Lisburn Road police station on the left hand side.



Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

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