



107 Deramore Avenue, Belfast, BT7 3ET

Asking Price £265,000

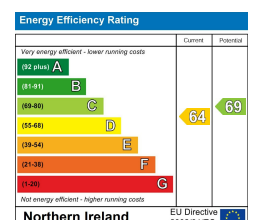
Deramore Avenue is a mature tree lined street, only a few minutes walk from the Ormeau Road with its array of cafés, restaurants and entertainment facilities. The Ormeau Road also benefits from superb transport links to Belfast City Centre and is only a short distance from Queens University and Stranmillis Village.

Internally, this property offers a fantastic mix of traditional features and contemporary living, from the original plaster moulding to the modern fitted kitchen, contemporary white bathroom suite, gas heating system and double glazed windows.

In addition, the present vendor has presented the property to an excellent standard which is only complemented by the outside space with superb, westerly facing rear garden laid in lawns.

This home would make a fantastic first time purchase and / or family home, with little to do but add furniture.

- Extended Red Brick Semi Detached
- Two Receptions
- Contemporary White Bathroom Suite
- Easily Maintained Area To Front
- Detached Garage
- Three Bedrooms
- Modern Fitted Kitchen
- Gas Heating/Double Glazed
- Driveway With Ample Parking
- Superb, Westerly Facing Enclosed Rear Garden And Patio Area





The accommodation Comprises



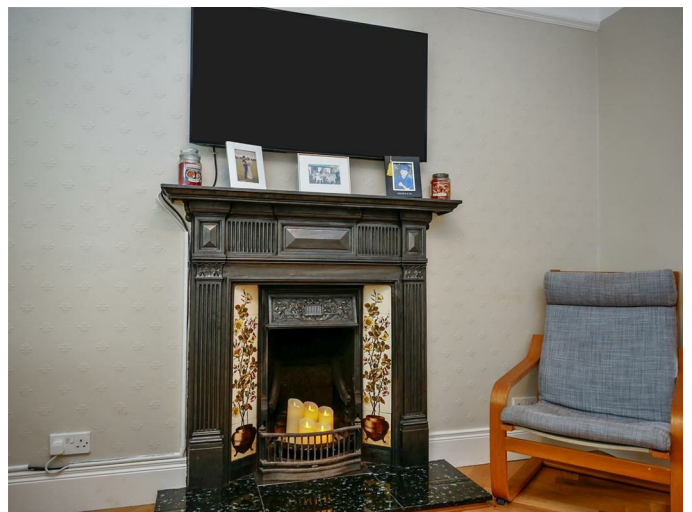
Glass panelled front with glazed side panel and fan light. Original black & white chequered tiled flooring, cornicing.



Lounge / Dining 25'3 x 11'4 (7.70m x 3.45m)



Cast Iron fire place with tiled inset and granite hearth, housing open fire. Oak herringbone style flooring, picture rail and cornicing.





Modern Fitted Kitchen 21'6 x 7'1 (6.55m x 2.16m)



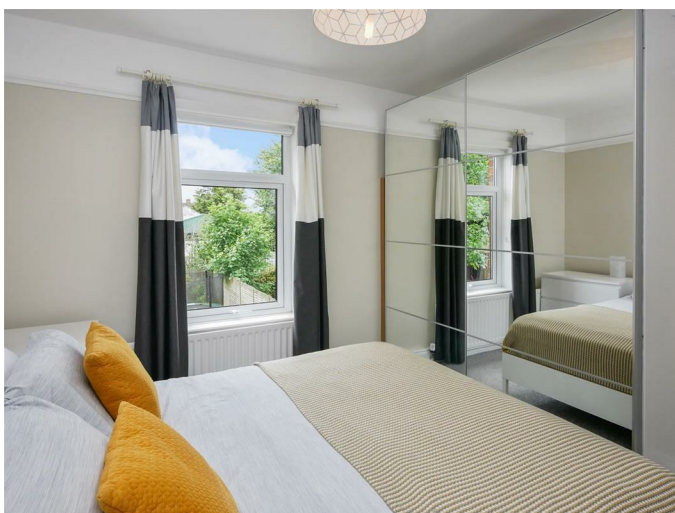
Contemporary kitchen with a range of high and low level handleless units and wooden work surfaces. Built-in 4 ring hob and under oven, over head extractor fan, single drainer sink unit with mixer taps, plumbed for washing machine and dishwasher. Part tiled walls and terrazzo style tiled floor. Spotlights. Upvc patio doors leading to patio and garden.





First Floor

Bedroom One 11'2 x 10'5 (3.40m x 3.18m)



Bedroom Two 11'2 x 9'4 (3.40m x 2.84m)



Picture rail

Bedroom Three 7'4 x 6'8 (2.24m x 2.03m)



Bathroom Suite



White suite comprising tiled panelled bath with wall mounted mixer taps and chrome shower unit above. Wash hand basin with mixer taps, hidden cistern w/c, mirrored storage above, part tiled walls, tiled floor.

Landing

Access to roof space via fold down ladder.

Outside

Easily maintained area to the front with mature trees.

Driveway with ample parking leading to detached garage.

Detached Garage 20'0 x 11'4 (6.10m x 3.45m)

Up and over door.

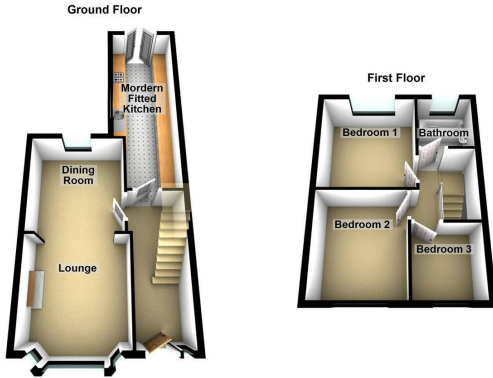
Outside Rear



Superb rear gardens laid in lawns with an excellent range of plants trees and shrubs, and flagged patio area, all south west facing and perfect for capturing the sun.

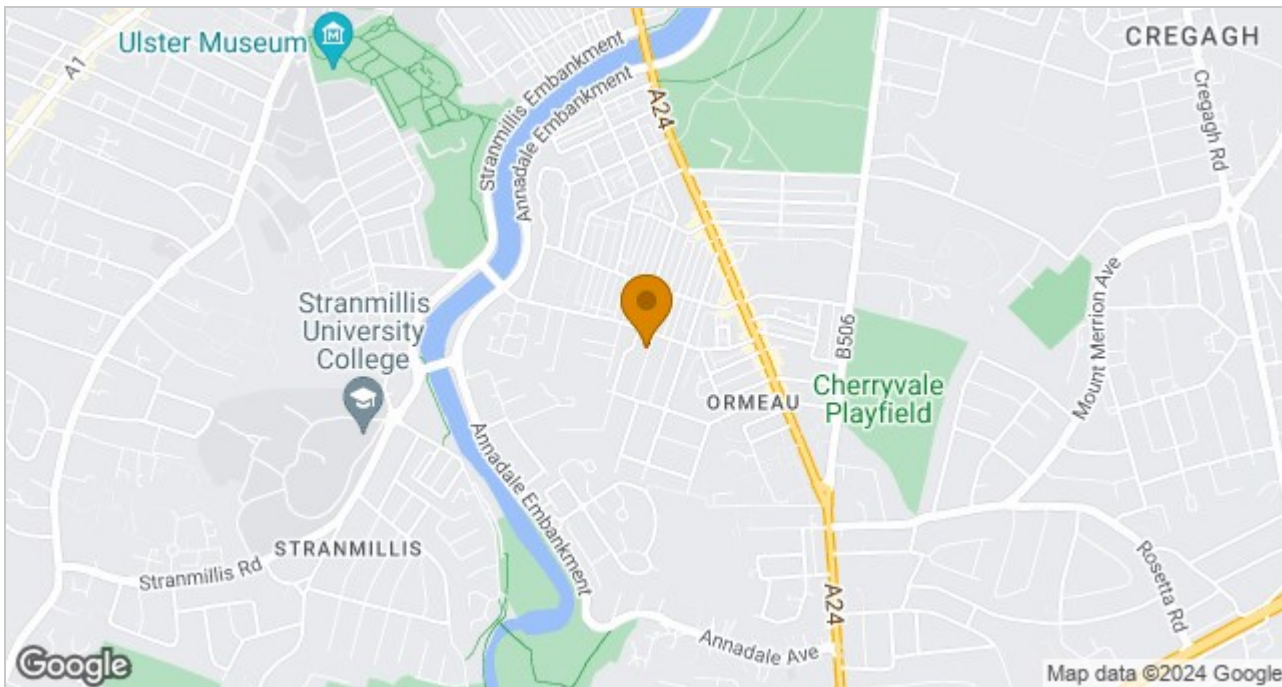


Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequences arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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