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**48 Tates Avenue**

Lisburn Road, Belfast  
BT9 7BY

**Offers Over £175,000**



## 48 TATES AVENUE, BT9 7BY

- Mid Terrace Property in a Prime Lisburn Road Location
- Good Sized Lounge
- Separate Living Room
- Fitted Kitchen
- 4 Bedrooms
- Bathroom with White Suite
- Gas Central Heating/Double Glazed Windows
- Ideal Investment Opportunity/Requires Modernisation
- Convenient to Local Amenities on Lisburn Road
- Walking Distance to Queens University and Belfast City Centre



This superb and substantial mid terrace property is ideally located on the ever popular Tates Avenue, just off the thriving Lisburn Road.

The property is priced to allow for modernisation and offers well proportioned accommodation comprising a spacious lounge, living room and fitted kitchen on the ground floor. There are four further bedrooms on the upper floors along with a bathroom.

Externally the property has a front garden area, enclosed rear yard and benefits from double glazed windows and gas central heating.

Offering value for money and a wonderful investment opportunity, viewing is highly recommended.





## PROPERTY COMPRISES

Front door to entrance porch.

**ENTRANCE PORCH** Original tiled floor, door to entrance hall.

**ENTRANCE HALL** Laminate wood effect floor.

**LIVING ROOM 13' 3" x 11' 1" (4.04m x 3.38m)** Bay window with stained glass inset, fireplace with tiled inset and hearth, laminate wood effect floor, cornice ceiling, picture rail.

**DINING ROOM 11' 2" x 10' 4" (3.4m x 3.15m)** Tiled floor, fireplace with tiled inset and hearth.

**KITCHEN 10' 7" x 8' 0" (3.23m x 2.44m)** Range of high and low level units, work surfaces, single drainer stainless steel skin unit the mixer tap, tiled floor plumbed for washing machine, part tiled walls, access to rear yard.

## FIRST FLOOR LANDING

**BEDROOM 13' 9" x 11' 2" (4.19m x 3.4m)** Fireplace.







**BEDROOM 11' 2" x 7' 6" (3.4m x 2.29m) Fireplace.**

**BATHROOM** White suite comprising panelled bath with mixer tap and shower over, vanity unit, WC, fully tiled walls, tiled floor, gas fired boiler.

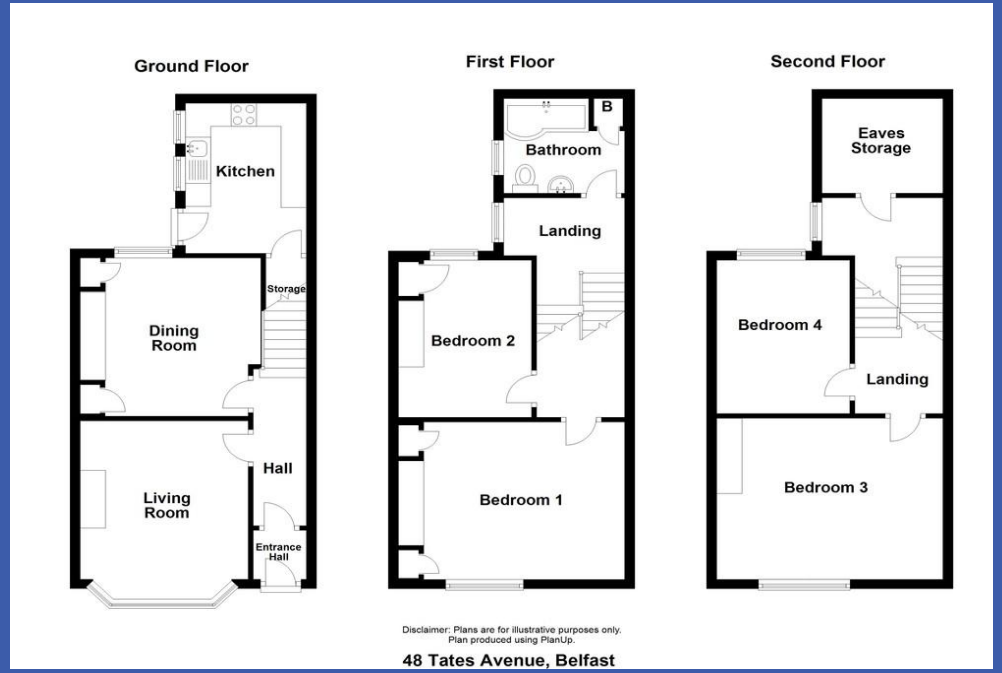
**SECOND FLOOR LANDING** Access to eaves storage.

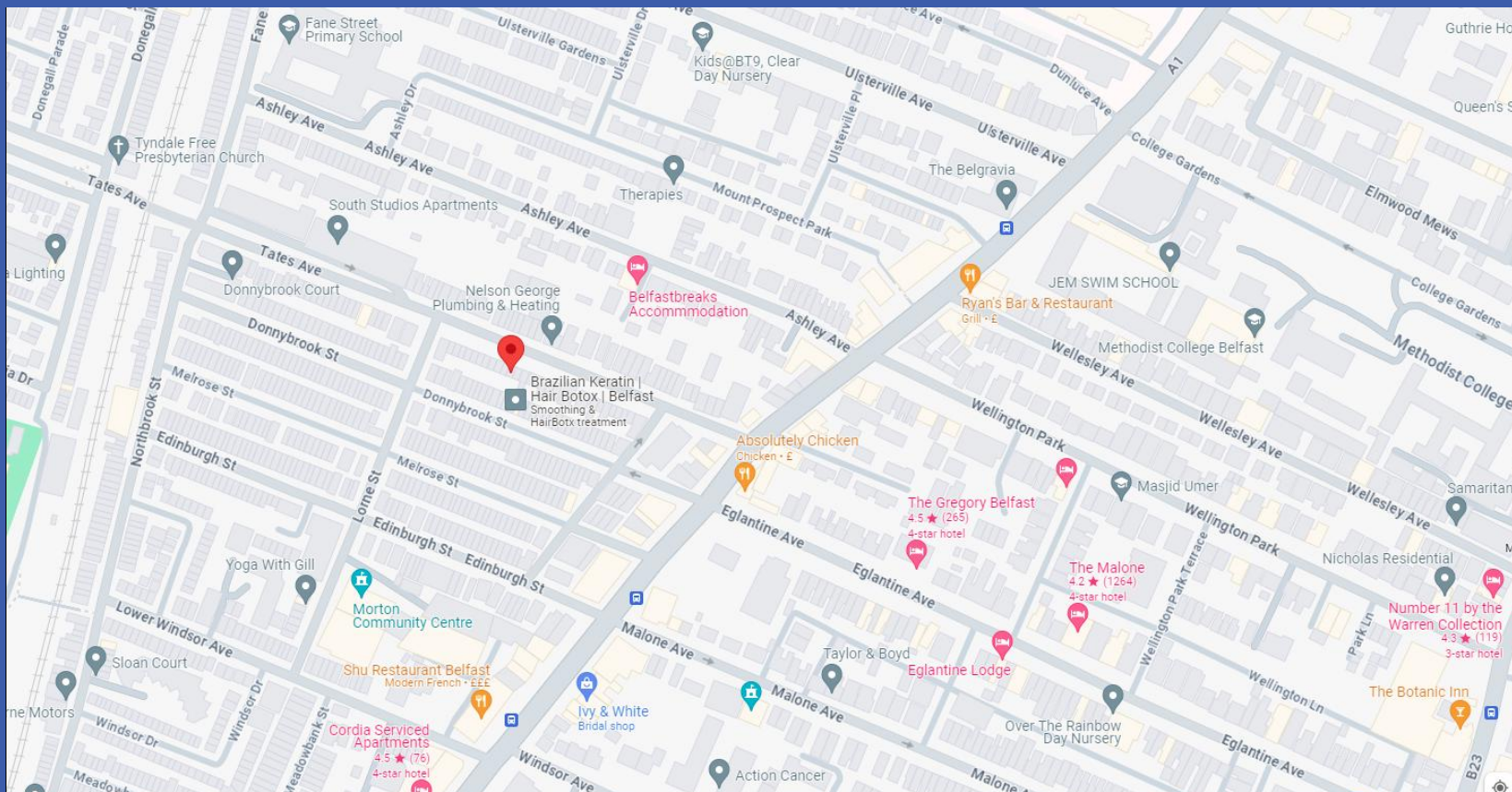
**BEDROOM 15' 0" x 11' 2" (4.57m x 3.4m)**

**BEDROOM 11' 3" x 8' 8" (3.43m x 2.64m)**

**OUTSIDE** Front forecourt and enclosed rear yard.







**Directions:**

Coming out of Belfast on Lisburn Road, turn right on to Tates Avenue and number 46 is on the left hand side

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	52 E	
21-38	F		
1-20	G		



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