

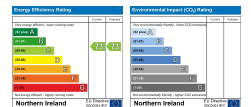


51 Ainsworth Avenue

Belfast, BT13 3EN

Offers in excess of

£89,950



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An extremely well presented and extended terrace property in a highly regarded residential location which is sure to appeal to first-time buyers, smaller families and investors alike.

Internally this exceptional dwelling comprises a vestibule entrance, bright reception, modern fitted kitchen with ample dining space, luxury downstairs bathroom suite, first floor cloakroom and two well proportioned bedrooms. Outside there is an enclosed yard to the rear.

The property further benefits from gas fired central heating and full uPVC double glazing.

Ainsworth Avenue is conveniently located close to many leading shops and amenities including Ballygomartin Tesco and Woodvale Park. It also shares excellent transport links with Belfast City Centre with the closest bus stop just a short walk from the property.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

Ground Floor

Vestibule Entrance

PVC front door with smoked glass inset, tiled flooring, wooden internal door with glass insets leading to:

Living Room 14'2" x 12'3" (4.33m x 3.74m)

Wood laminate flooring, recessed lighting, double panelled radiator, enclosed gas and electricity meters, stairs leading to first floor

Dining Area 7'8" x 12'3" (2.36m x 3.75m)

Wood laminate flooring, PVC cladded ceiling with recessed lighting, double panelled radiator, under stair storage

Kitchen 5'8" x 11'10" (1.73m x 3.62m)

Modern fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless steel bowl and a half sink and drainer with mixer taps, integrated oven and hob with extractor hood, fridge freezer space, plumbed for a washing machine, vinyl flooring, PVC cladded ceiling with recessed lighting, access to rear yard

Bathroom

Luxury three piece bathroom suite including low flush WC, wall mounted wash hand basin and panelled bath with shower attachment overhead, vinyl flooring, PVC cladded walls and ceiling with recessed lighting, heated towel rail, extractor fan

First Floor

Landing

Furnished Cloakroom with low flush WC, pvc cladded walls and ceiling, vinyl flooring, recessed lighting, extractor fan, access to roof space

Front Bedroom 11'4" x 12'4" (3.47m x 3.76m)

Double panelled radiator

Rear Bedroom 7'10" x 7'10" (2.39m x 2.39m)

Enclosed storage cupboard housing gas boiler, vinyl flooring, double panelled radiator

Outside

Decked yard with access to rear entry



Road Map



Hybrid Map



Terrain Map



Floor Plan

VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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