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36 Dunluce Avenue

Lisburn Road, Belfast
BT9 7AY

Offers Over £189,950

36 DUNLUCE AVENUE, BT9 7AY

- Mid Terrace Property in an Exceptionally Convenient Location
- Lounge Open Plan to Dining Room
- Fitted Kitchen
- 3 Bedrooms
- Shower Room with White Suite
- Double Glazed Windows/Gas Central Heating/Extremely Well Presented Throughout
- Delightful Enclosed Rear Garden Sitting Area
- Ideal for Investors or Owner Occupiers
- Convenient to a Wide Range of Amenities Including Shops, Restaurants and Public Transport
- Within Walking Distance of Belfast City Centre



This well presented mid terrace property is ideally located just off Lisburn Road.

The property is extremely well presented by the current owner and offers well proportioned accommodation which briefly comprises an entrance hall, bright and spacious lounge with open arch to dining room and a fitted kitchen on the ground floor. On the first floor there are three bedrooms and a shower room.

In addition, the property benefits from gas central heating and double glazed windows.

Externally there is a front forecourt and a delightful enclosed and private rear garden sitting area.

Situated close to many local amenities on Lisburn Road, including shops and public transport, as well as being convenient to Belfast City Centre, Queens University and Belfast City Hospital, this delightful property is ideal for either owner occupiers or investors and viewing is highly recommended.





PROPERTY COMPRISES

Front door with leaded glass inset and glazed side windows to entrance hall.

ENTRANCE HALL Feature tiled floor, under stairs storage cupboard.

LIVING ROOM 12' 7" x 10' 11" (3.84m x 3.33m) Sanded and varnished floorboards, bay window.

OPEN ARCH TO DINING ROOM 12' 7" x 10' 11" (3.84m x 3.33m) Sanded and varnished floorboards, attractive fireplace with cast iron and tiled inset and tiled hearth.

KITCHEN 8' 2" x 7' 11" (2.49m x 2.41m) Range of units, wooden work surfaces, stainless steel sink unit, 2 ring induction hob with electric oven under, plumbed for washing machine, integrated dish washer, door to rear.

FIRST FLOOR LANDING Airing cupboard with gas boiler, additional storage cupboard.

BEDROOM 11' 9" x 11' 0" (3.58m x 3.35m) Laminate wood effect flooring, access to roof space, cast iron fireplace with tiled hearth.

BEDROOM 11' 4" x 10' 10" (3.45m x 3.3m) Cast iron fireplace with tiled hearth.

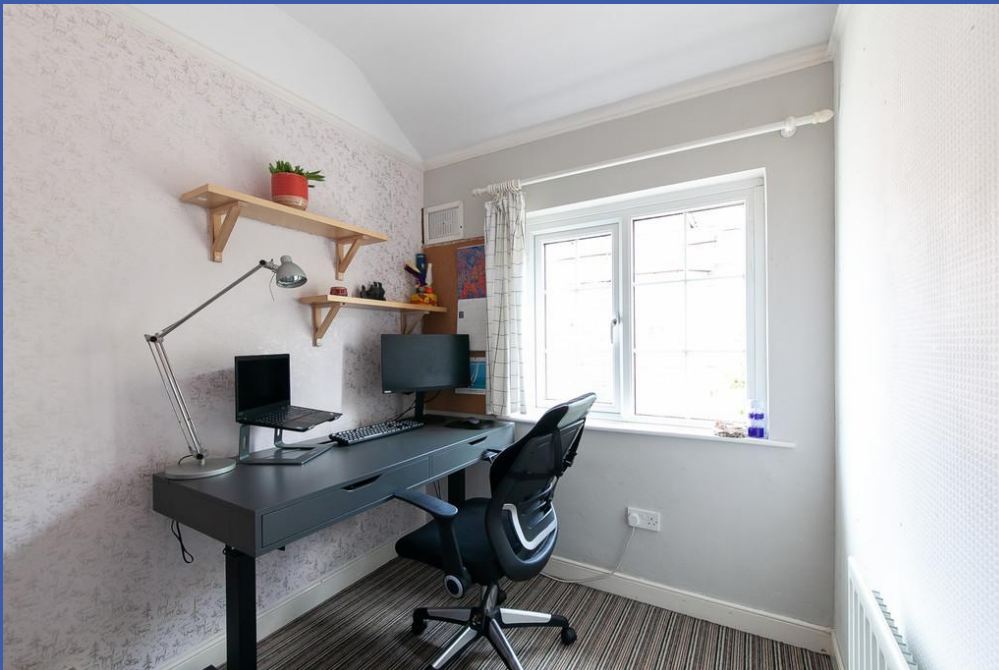




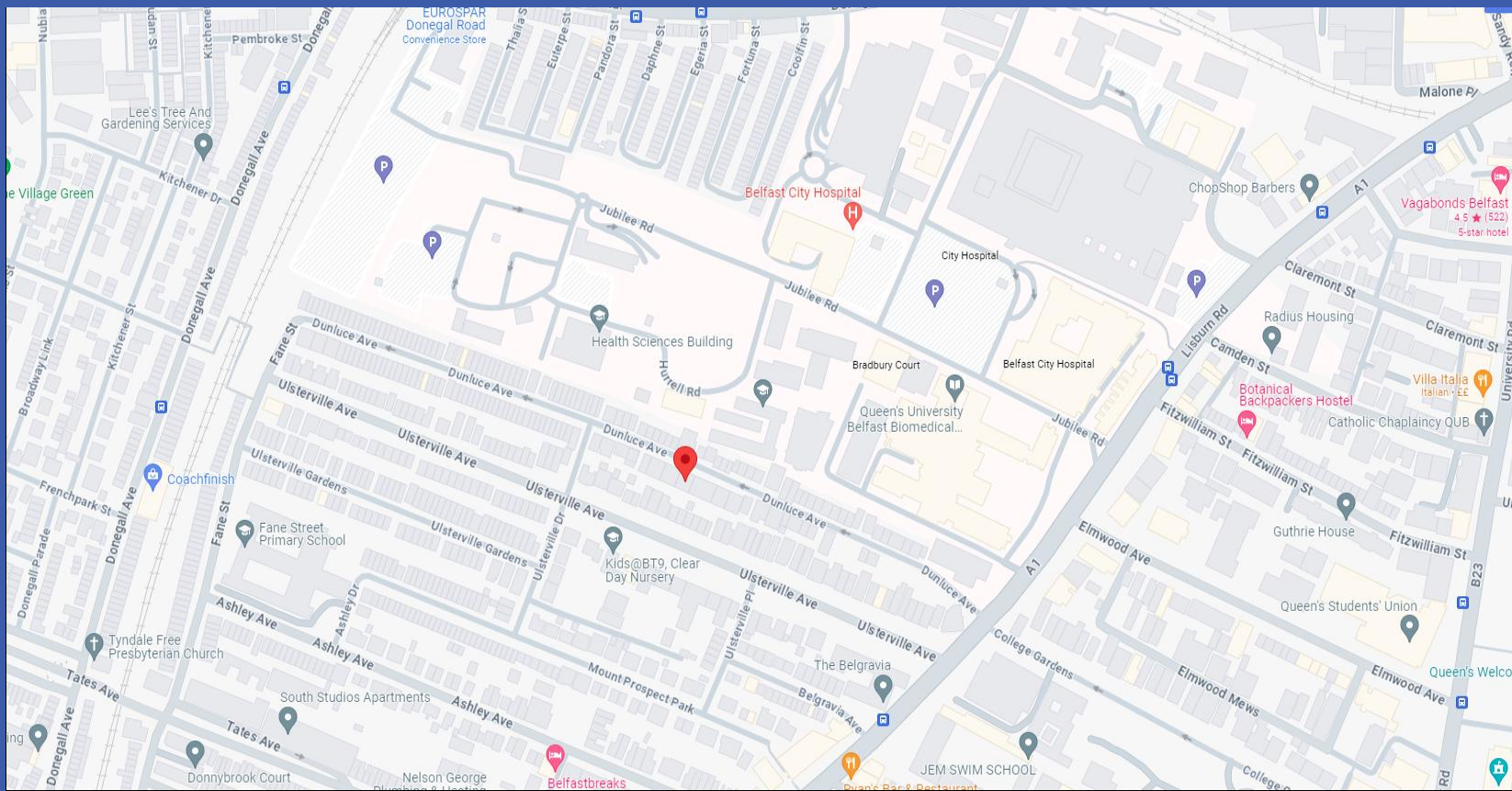
BEDROOM 7' 9" x 6' 7" (2.36m x 2.01m)

SHOWER ROOM White suite comprising low flush WC, vanity unit, shower cubicle with double shower tray, low voltage spotlights, tongue and groove ceiling, tiled floor, part tiled walls, chrome heated towel rail.

OUTSIDE Front forecourt, paved path to front door, delightful enclosed and private rear garden, sitting area with southerly aspect.







Directions:

Coming out of Belfast on Lisburn Road, Dunluce Avenue is on the right hand side

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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