


96 Tates Avenue, Belfast, BT9
Asking Price £159,950

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

96 Tates Avenue, Belfast, BT9
Asking Price £159,950

Refurbished mid terrace home, walking distance to the popular Lisburn Road, as well as public transport links via bus or train.

DESCRIPTION

We are delighted to offer to the market this recently refurbished terrace home, located on Tates Avenue, in South Belfast. The home is a short stroll from the bustling shops, cafe's and restaurants that run along the Lisburn Road, and also offers a short commute to the Belfast City Centre, Boucher Road, and the Belfast City Hospital.

The home has been beautifully finished throughout, leaving the lucky purchaser with little to do but move in. The home will also be sure to appeal to the buy to let investor, as the property is sitting ready for the tenant.

On the ground floor, the property comprises a spacious open plan living & dining room with a bay fronted window, and a newly fitted kitchen. The first floor has two spacious bedrooms, and a stunning bathroom suite. On the outside of the property, there is a spacious south facing rear yard. The home further benefits from PVC double glazing throughout and a gas fired central heating system.

GROUND FLOOR

Living & Dining Room

21'2" x 13'3" (6.45m x 4.04m)

A bright and spacious open plan living and dining room, with newly fitted laminate flooring, and a bay window. There is also an under-stair storage cupboard.

Kitchen

11'9" x 6'2" (3.58m x 1.88m)

A stunning kitchen, with a good range of high and low level units, integrated hob and oven and a basin with swan neck mixer tap.

FIRST FLOOR

Bedroom One

13'3" x 10'6" (4.04m x 3.2m)

Bright and spacious double bedroom with newly laid carpet, and an outlook to the front.

Bedroom Two

10'5" x 7'5" (3.18m x 2.26m)

A good sized second bedroom with newly laid carpet, and an outlook to the rear.

Bathroom

7'7" x 6'2" (2.3m x 1.88m)

A stunning bathroom suite, to include a low flush wc, basin with mixer tap and vanity unit, and bath with a thermo-controlled over head shower unit, and mixer tap. The bathroom has been beautifully finished with PVC wall panelling, and also includes a matte black heated towel rail.

EPC Rating

TBC

MORTGAGE ADVICE AVAILABLE

Ask in branch for more details

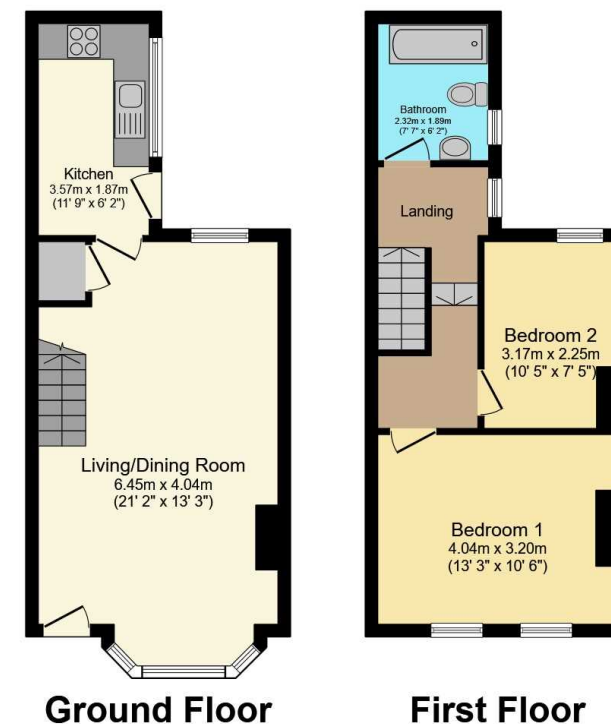
The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscio NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Total floor area 67.3 sq.m. (725 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Powered by www.focalagent.com

Other important information which you will need to know about this property can be found at reedsrains.co.uk