



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

1 Avoniel Parade,
Belfast,
County Antrim, BT5

Asking Price: £110,000

 **Reeds Rains**

reedsrains.co.uk

1 Avoniel Parade, Belfast, County Antrim, BT5

Asking Price: £110,000

EPC Rating: D

We are delighted to present to the open market this well presented end terrace.

Internally the property offers bright accommodation comprising two bedrooms, lounge open to dining room, kitchen and bathroom with white suite. Additional benefits include gas central heating, double glazed windows and doors and enclosed yard to rear.

The property is ideally positioned just off the Beersbridge Road and offers excellent convenience to a wide range of day to day amenities with public transport links for city commuting and George Best City Airport also easily accessible. We have no doubt that this property will create an early interest on today's market.

Ideally suitable for young professional or investor alike. Early viewing is strongly recommended.

Accommodation

uPVC double glazed front door to entrance hall.

Lounge

11'6" x 10'7" (3.5m x 3.23m)

Laminate wooden floor, square bay.

Archway to dining room

Dining Room

13'7" x 7' (4.14m x 2.13m)

Laminate wooden floor.

Kitchen

13'7" x 7'1" (4.14m x 2.16m)

Single drainer stainless steel sink with mixer taps, range of high and low level units, laminate work surfaces, tiled splash back, plumbed for washing machine, cooker space, extractor fan.

First Floor

Landing

Built in store, gas boiler.

Bedroom One

13'8" x 8'4" (4.17m x 2.54m)

Bedroom Two

10'2" x 7'8" (3.1m x 2.34m)

Bathroom

White suite, panelled bath with mixer taps and telephone hand shower, pedestal wash hand basin, close coupled WC, fully tiled walls.

Outside

Forecourt to front.

Enclosed covered yard to rear.

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 Favscos 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.