



TO LET

31 Ava Street, Belfast, BT7 3BS

£995



**LAVERY
MITCHELL**

- **Please note this property is not registered as a HMO**
- 2 spacious reception rooms
- 3 bedrooms
- Gas fired Central heating
- Short walking distance to Ormeau Road and its amenities and transport links
- Property has recently had refurbishment works with new floors, carpet and a repaint
- Well proportioned modern kitchen
- Double glazed PVC windows throughout
- Back yard area with artificial grass
- Ideal property for young professionals

THE PROPERTY

Lavery Mitchell are pleased to introduce 31 Ava Street, Belfast. This 3 bedroom property has a modern look inside, recently having some refurbishment work done for its new tenants such as new laminate flooring, carpeted stairs and redecorated throughout. This property boasts 2 spacious reception rooms and a well proportioned modern kitchen. Well located in the Ormeau Road area, this property is close by all local amenities the area has to offer. Including bars, cafes, shops, Ormeau Park as well as transport links to the city centre. This property is non-HMO and well suited for young professionals and families wanting a new place to call home!

Contact Lavery Mitchell today for a viewing!

SITUATION

Directions

Wellington Park Business Centre, 3 Wellington Park, Belfast BT9 6DJ.
Unit C11 The Business Centre, 80-82 Rainey Street, Magherafelt, BT45 5AJ.
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