






Add text here

- 1 
- 3 
- 1 



## A Sound Investment!

Conveniently located on the Lower Ormeau Road with a diverse selection of bars, coffee shops, restaurants, and stores in close proximity, this property is sure to entice a wide range of buyers. It has been priced accordingly to allow for the required works to bring it back up to standard!

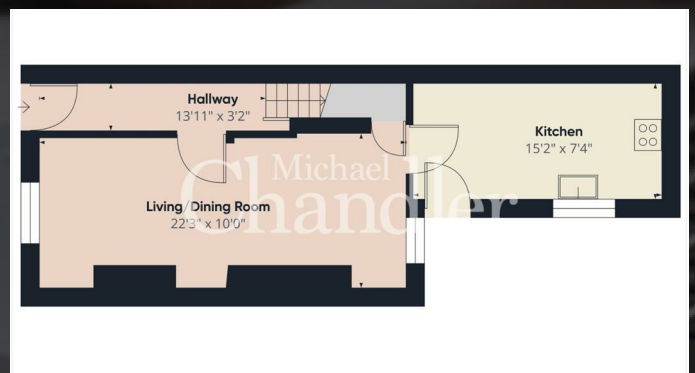
Downstairs comprises of an entrance hall leading to a large reception room with under stair storage and a generous kitchen with access to an enclosed rear yard. Over the first and second floors, there are two double bedrooms and one single as well as a generous family bathroom suite. The property further benefits from double glazing throughout and oil fired central heating.

Balfour Avenue is located within a fantastic area – only a 10 minute walk to the City Centre and within a few steps you are on the Lagan Towpath, making this property an ideal investment for first time buyers or buy to let purchasers!

## Your Next Move...

Thinking of selling, it would be a pleasure to offer you a **FREE VALUATION** of your property.

To arrange a viewing or for further information contact Michael Chandler Estate Agents on 02890 450 550 or email [property@michael-chandler.co.uk](mailto:property@michael-chandler.co.uk).



**Mortgage advice is available from our in-house Mortgage Advisor, you can find out how much you can borrow within minutes!**

### REQUEST VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property to you!

513 Ormeau Road, Belfast, BT7 3GU

**02890 450 550**

[property@michael-chandler.co.uk](mailto:property@michael-chandler.co.uk)

[michael-chandler.co.uk](http://michael-chandler.co.uk)

Michael  
**Chandler**  
ESTATE AGENTS