



## 25 Lothair Avenue , Belfast, BT15 2HU

**Offers Around £129,950**

Fantastic Four Bedroom Town Terrace Moments From The Antrim Road And Short Commute To The City.

Holding a prime position within this most popular location, just a few minutes walk from leading schools, shopping and public transport, with the City only a short commute away. This period town terrace offers superb refurbished accommodation over three floors comprising 4 bedrooms, spacious lounge into bay with dining area and modern fitted kitchen with fully tiled white bathroom suite. The dwelling further offers upvc double glazed windows & doors, recently installed gas fired central heating with new radiators, rewired in 2010, roofing improvements and "city" gardens making this an ideal investment opportunity or canny first time buy - Early viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 25 Lothair Avenue

, Belfast, BT15 2HU



- Fantastic Four Bedroom Town Terrace
- Modern White Bathroom Suite
- Recently Installed Gas Central Heating
- Short Commute To The New University, City Beyond
- Through Lounge With Dining Area
- Four Bedrooms Over 2 Floors
- New Radiators, Rewired in 2010
- Modern Fitted Kitchen
- Upvc Double Glazed Windows
- Most Convenient Antrim Road Location

## Entrance Hall

Pvc double glazed entrance door, wood laminate floor.

## Through Lounge

22'8" x 11'3" into bay (6.91 x 3.43 into bay)

Attractive fireplace, double panelled radiator.

## Modern Kitchen

12'7" x 7'3" (3.84 x 2.21)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in oven and induction hob, stainless steel extractor, plumbed for washing machine, fridge freezer space, double panelled

radiator, partly tiled walls, ceramic

radiators, tiled floor, pvc double glazed rear door.

## First Floor

Landing.

## Bathroom

Classic white suite comprising panelled bath, drench style shower, shower screen, pedestal wash hand basin, low flush wc, panelled radiator, partially tiled walls.

## Bedroom

10'0" x 8'10" (3.06 x 2.70)

Wood laminate floor, panelled radiator.

## Bedroom

14'7" x 10'10" (4.45 x 3.31)

Panelled radiator, wood laminate floor.

## Second Floor

Landing,

## Bedroom

11'2" x 9'8" (3.42 x 2.97 )

Wood laminate floor, panelled radiator, wall mounted gas boiler.

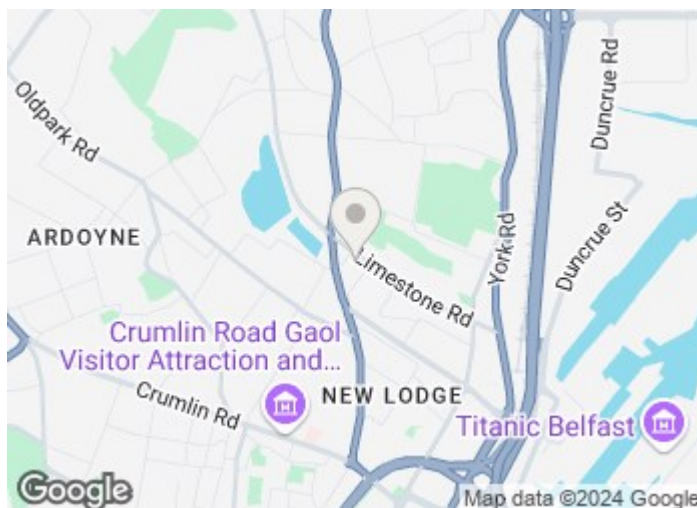
## Bedroom

13'2" x 11'2" (4.02 x 3.42)

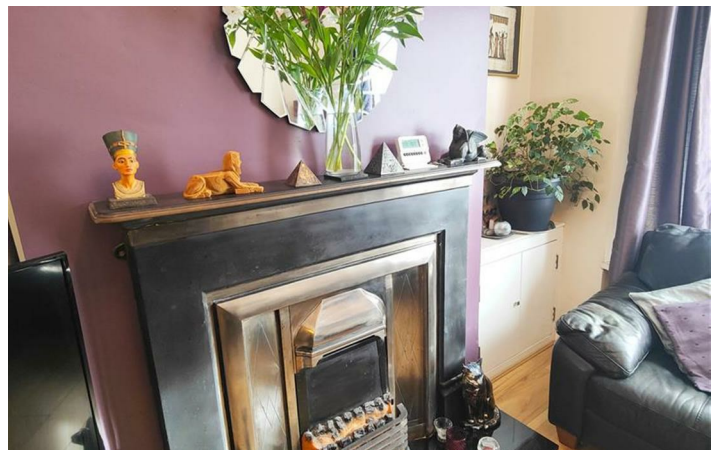
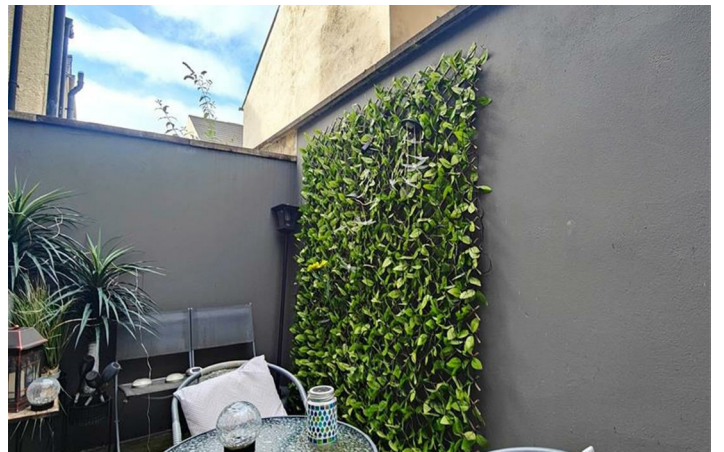
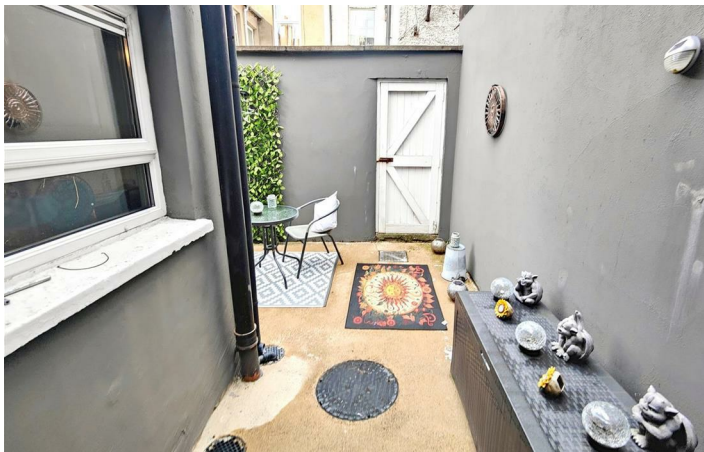
Wood laminate floor, double paneled radiator.

## Outside

Hard landscaped front. Enclosed rear yard with storage area.



## Directions



# Floor Plan

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