



25 Lothair Avenue , Belfast, BT15 2HU

Offers Around £149,950

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, spcious 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	A (92 plus)		
	B (81-91)		
	C (69-80)		
	D (55-68)	57	68
	E (39-54)		
	F (21-38)		
	G (1-20)		
Not energy efficient - higher running costs			
Northern Ireland		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.

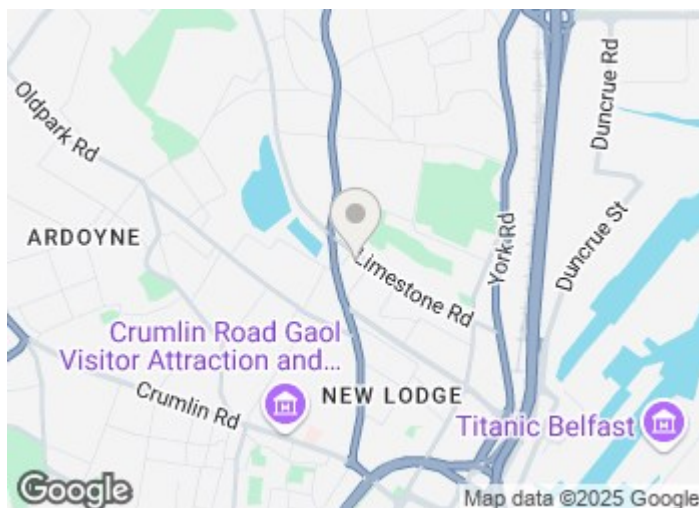
Bedroom

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

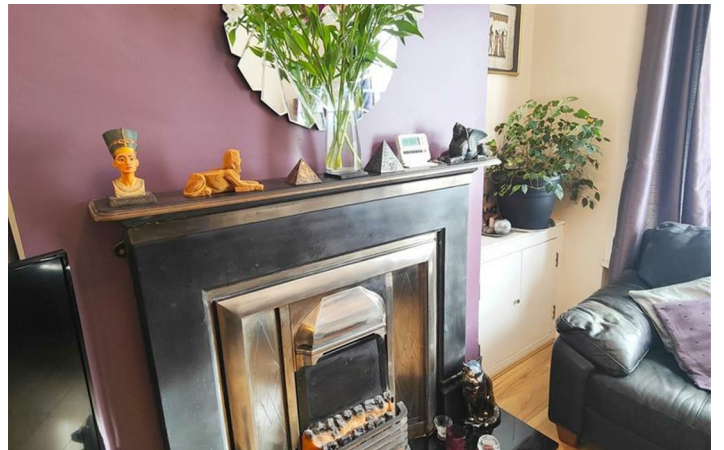
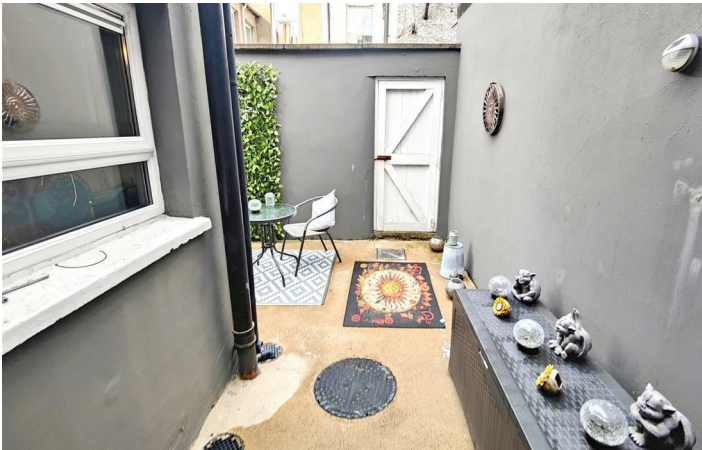
Wood laminate floor, double paneled radiator.

Outside

Hard landscaped front. Enclosed rear yard with storage area.



Directions



Floor Plan

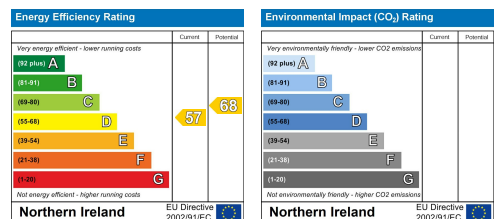
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Total Area: 97.7 m² ... 1051 ft²

All measurements are approximate and for display purposes only

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