

GERARD MCCLINTON
ESTATE AGENT



8 Rushfield Avenue, Belfast, BT7 3FP
Offers in the region of £259,950



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8 Rushfield Avenue

Belfast, BT7 3FP

- NEXT VIEWING DATE - OPEN HOUSE - 7th OCT 5pm - 7pm
- Beautiful Three Storey Red Brick Bay Fronted Townhouse
- Large Open Plan Living Dining Room
- Upgraded Family Bathroom
- Gas Central Heating & Double Glazing
- Highly Desirable & Convenient Ormeau Road Location
- 4 Bedrooms
- Kitchen
- Spacious Rear Courtyard Garden

Located in one of South Belfast's most desirable "hot spots", Rushfield Avenue is situated just off the bustling Ormeau Road. Ormeau continues to thrive and is very popular with a wide range of buyers, from first time buyers to large families and everyone in between. Landlord also are keen on this area as there is an exceptional demand for good homes to rent to professionals.

With its selection of coffee shops, boutiques, eateries and trendy pubs, along with some of Belfast's most sought after primary, secondary and grammar schools close by, excellent leisure facilities and parks plus a frequent bus service to Belfast City Centre. This is definitely an area for those that want a convenient and active lifestyle.

Number 8 Rushfield Avenue is a three storey, red brick bay fronted home with loads of space and light. It was bought in 2015 by my clients and they have carried out upgrades making this a stunning home.

Inside you will find a welcoming entrance hall, the large open plan living dining room and a spacious kitchen to the rear. Over the top two floors are four bedrooms and the family bathroom. Outside to the rear is a very generous outdoor seating area, ideal for entertaining.

The property has also had works such as a new bathroom fitted, bedrooms replastered and gas heating with new plumbing.

To book a viewing or for more information contact Gerard McClinton Estate Agent on 02890992884 or email info@gerardmcclinton.co.uk

For more properties & live offer updates on this one remember to check out @belfastestateagent on Instagram



Entrance Porch

Entrance Hall

Living Dining Room

23'11" x 11'1" (7.3 x 3.4)

Kitchen

17'4" x 6'2" (5.3 x 1.9)

First Floor Landing

Bedroom

14'9" x 9'10" (4.5 x 3)

Bedroom

11'1" x 7'2" (3.4 x 2.2)

Bathroom

6'10" x 5'10" (2.1 x 1.8)

Second Floor

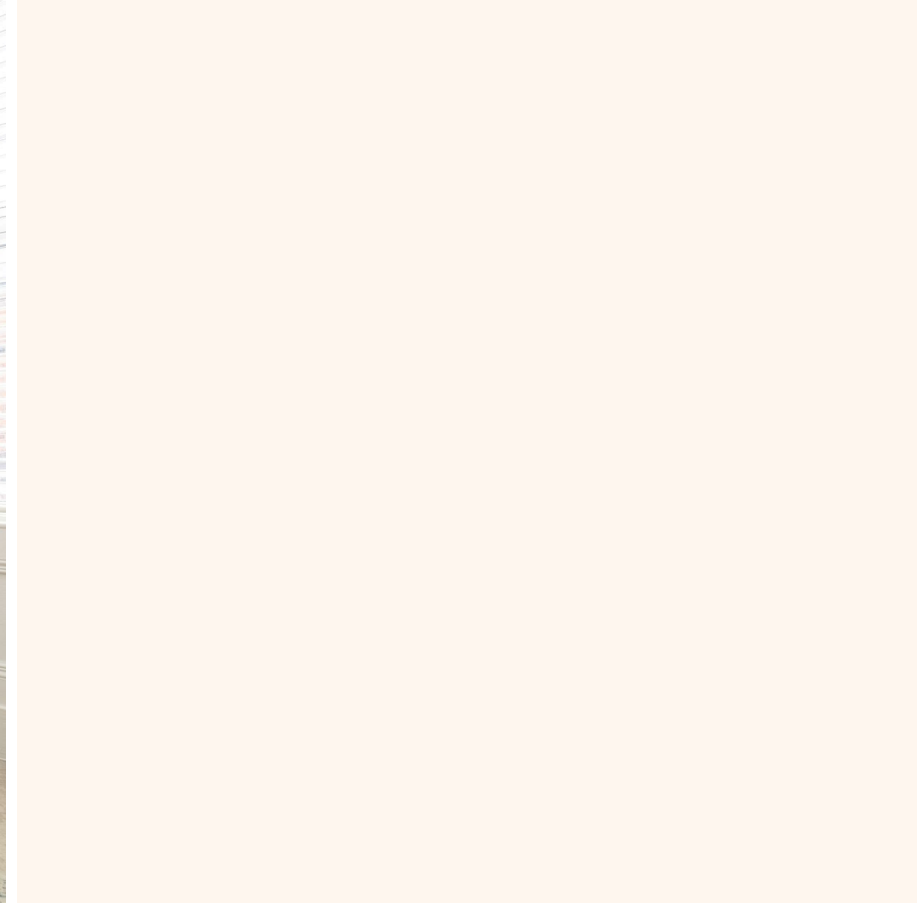
Bedroom

13'9" x 10'2" (4.2 x 3.1)

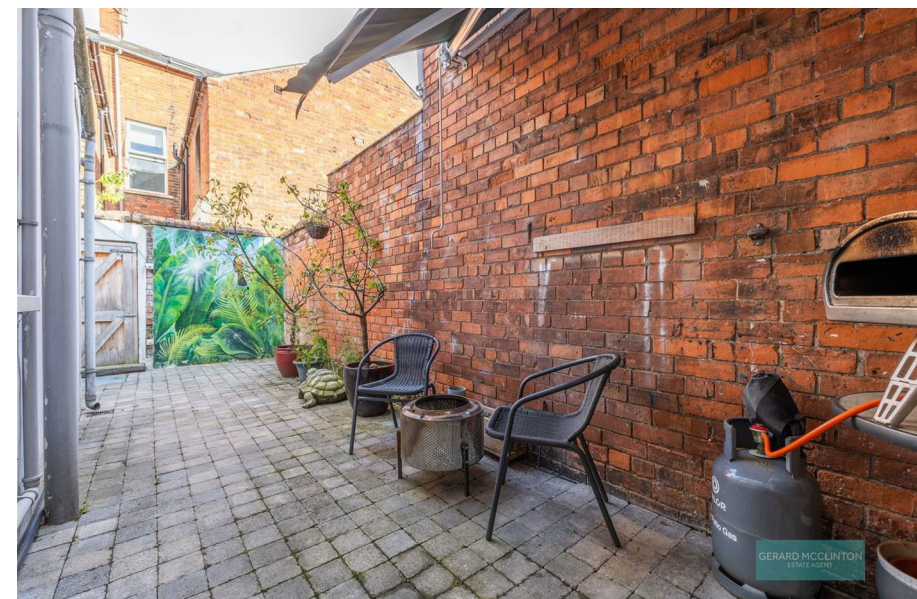
Bedroom

11'1" x 7'6" (3.4 x 2.3)

Outside



Directions





Floor Plans



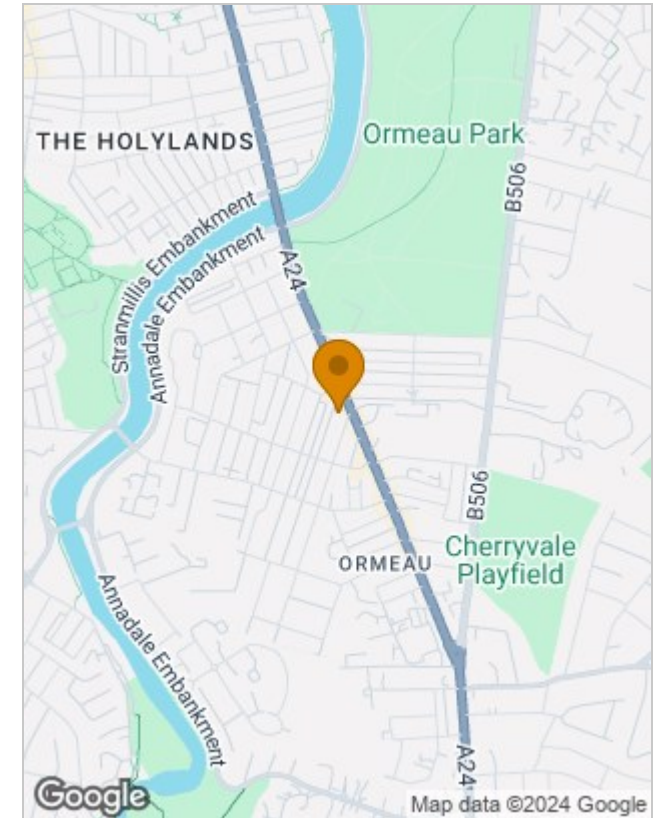
Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

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			
Northern Ireland		EU Directive 2002/91/EC	