# TEMPLETON ROBINSON

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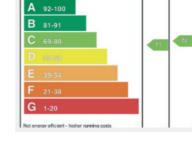




Sizes And Dimensions Are Approximate. Actual May Vary

Lisburn Road - 028 90 66 3030 Ballyhackamore - 028 90 65 0000 North Down - 028 90 42 4747 - 028 92 66 1700 www.templetonrobinson.com





EPC Landmark Code: 2080-6301-3140-2500-1891

Epc Type: Domestic

Current: C71

Potential: C74

Epc Ceritificate

ery energy efficient - lower running costs

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.



Well presented mid terrace just off the Lisburn Road and walking distance to many local amenities off the Lisburn Road, including; cafes, bars, shops, restaurants and public transport whilst offering 26 Charleville Avenue, easy access into the City or to the Lisburn Road, motorway network for travelling further afield.

The property is bright and spacious and offers open plan living space with large lounge with dining area open plan to modern fitted kitchen. There are three first floor bedrooms and a modern shower room.

There is gas heating and double glazed windows.

Ideal for an owner occupier or investor wanting the convenience of being just off the Lisburn Road.

# Offers Over £185,000

Belfast, BT9 7HG

Viewing by appointment with & through agent 028 9066 3030

# 26 Charleville Avenue, Lisburn Road, Belfast, BT9 7HG

### Property Features

- Well Presented Mid Terrace with Two Bedrooms and a Study or Third Small Bedroom
- Open Plan Good Sized Lounge with Dining Area
- Modern Fitted Kitchen with Range of Integrated Appliances
- Two Good Sized Bedrooms and Study or Third Bedroom
- Modern Shower Room
- Gas Heating
- Enclosed Rear Yard
- Ideal for An Owner Occupier or Investor Keen to Avail of the Fabulous Lisburn Road Location and the Amenities it has to Offer
- Easy Commuting Distance into the City and to the Main Motorway Network for the Commuter

## Location:

Lisburn Road heading out of town, Charleville Avenue is on the right hand side opposite Cranmore Park.

## Property Comprises

#### Ground Floor

Oak effect uPVC front door to:

LOUNGE OPEN PLAN TO DINING ROOM: Laminate wood effect floor, low voltage spotlights.

MODERN FITTED KITCHEN AND CASUAL DINING: Range of high and low level work surfaces, single drainer stainless steel sink unit, integrated cooker and hob, extractor fan over. Space for fridge/freezer, plumbed for washing machine, gas boiler, ceramic tiled floor, uPVC door to rear.

### First Floor

LANDING:

BEDROOM (1): 11' 10" x 10' 0" (3.61m x 3.05m)

BEDROOM (2): 11' 0" x 5' 4" (3.35m x 1.63m)

BEDROOM (3)/STUDY: 10' 2" x 5' 6" (3.1m x 1.68m) Access to roofspace.

SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, tiled splashback, uPVC sheeted shower, ceramic tiled floor, low voltage spotlights, extractor fan.

#### Outside

ENCLOSED REAR YARD:





