



98 Balfour Avenue, Ormeau Road, Belfast, BT7 2EW

Asking Price £134,750

Notice of Offer

Property Address: 98 Balfour Avenue, Belfast BT7 2EW

We advise that an offer has been made for the above property in the sum of £155,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: Ulster Property Sales, Unit 33 Forestside Shopping Centre, Belfast BT8 6FX

Agents Telephone Number: 028 906 41264

Balfour Avenue is a residential street that runs just off the lower Ormeau road and is conveniently positioned within walking distance to Queens University and Belfast city centre, as well as an excellent selection of shops, schools, sporting facilities and public parks.

The property itself is a beautiful red brick mid-terrace home that comprises of a lounge that leads onto a fitted kitchen, ground floor white bathroom suite and two good sized bedrooms on the first floor. The property also benefits from gas fired central heating, double glazing and an enclosed rear yard with sheltered storage area.

Although in need of some modernisation, it is a well proportioned property that is set in a popular location just off the Ormeau road and would make a perfect purchase for a first time buyer or investor.

- Red Brick Mid-Terrace Home
- Lounge
- Ground Floor White Bathroom Suite
- UPVC Double Glazed
- Excellent Location close to Shops, Parks and City Centre
- Two Good Sized Bedrooms
- Fitted Kitchen
- Gas Fired Central Heating
- Enclosed Rear Yard

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			
		EU Directive 2002/91/EC	

Property Front

Glazed hardwood front door with fan light opens directly into lounge.

Lounge 12'0" x 10'0" (3.67m x 3.07m)



Lounge with wooden flooring and exposed red brick feature wall.

Fitted Kitchen 9'10" x 9'8" (3.01m x 2.96m)



Selection of upper and lower level units complete with formica worktops and stainless steel sink and drainer. Part tiled walls and laminate flooring.

Rear Hall 5'2" x 2'11" (1.60m x 0.91m)

Glazed hardwood door opens onto enclosed rear yard. Small storage section

Ground Floor White Bathroom Suite 8'5" x 5'9" (2.58m x 1.77m)



White bathroom suite comprising of panelled bath with stainless steel mixer taps and overhanging electric shower, pedestal wash hand basin and low flush w.c. Part tiled walls and vinyl flooring.

First Floor

Access to storage cupboard housing gas boiler and hot water cylinder.

Bedroom 1 12'1" x 10'0" (3.70m x 3.07m)



Double bedroom with original hardwood flooring.

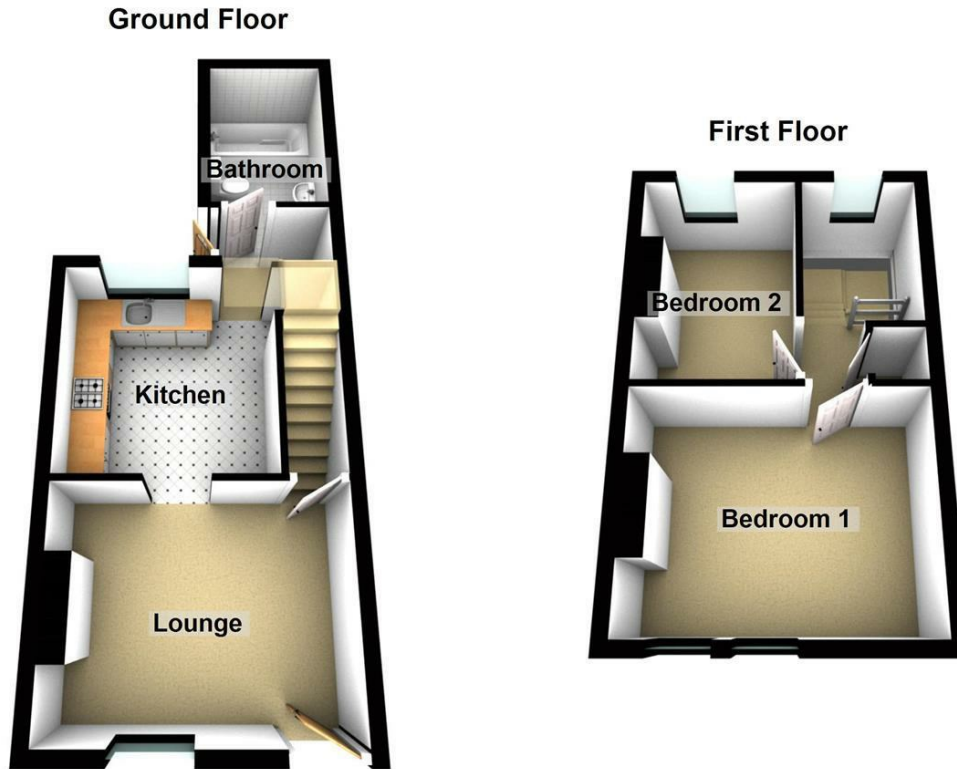
Bedroom 2 9'11" x 7'0" (3.04m x 2.15m)

Enclosed Rear Yard



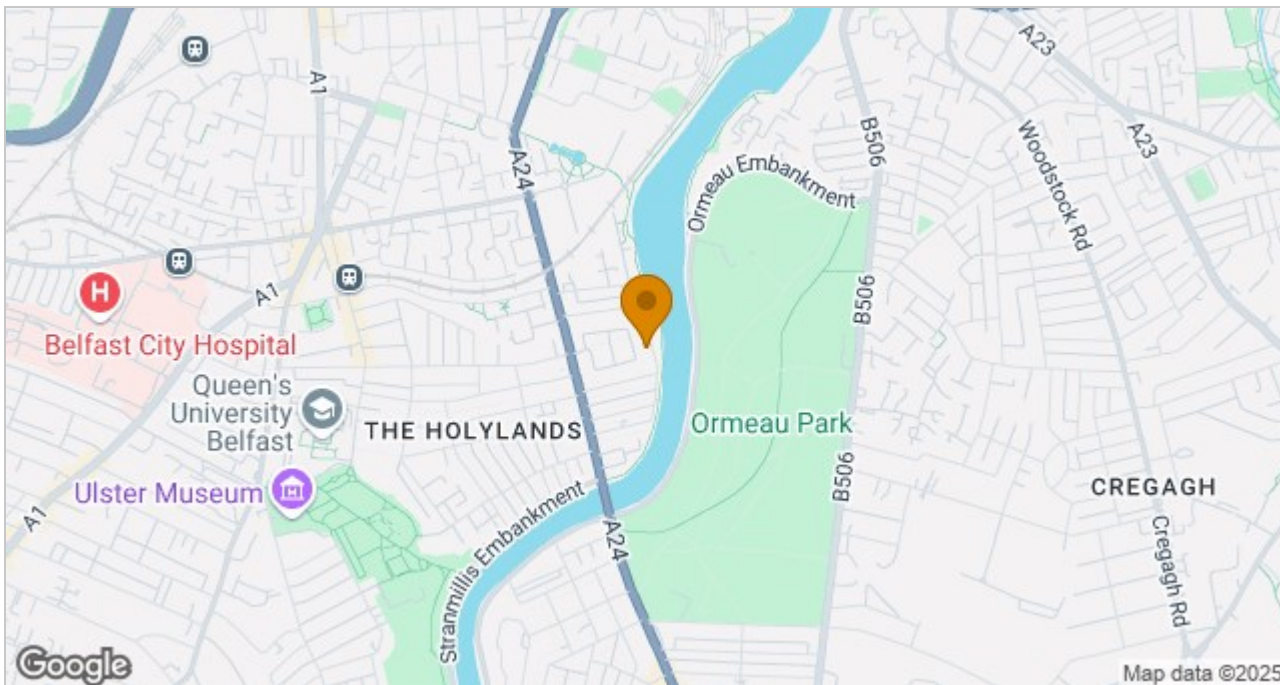
Enclosed rear yard with covered storage area.

Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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