



## 23 Brookvale Avenue , Belfast, BT14 6BW

**Offers Over £145,000**

Attention Cash Buyers - Impressive 6 Bedroom Red Brick Period End Town Terrace With Extensive Private Rear Gardens Backing Onto Queen Mary's Gardens.

A fabulous opportunity to acquire a substantial red brick period end town house superbly positioned within this much admired location backing onto Queen Mary's Gardens. The spacious interior comprises 6 bedrooms, 3 reception rooms, fitted kitchen, twin wc's and bathroom in classic suite. The dwelling further offers excellent storage, gas central heating and is ideal for those seeking a project or the canny investor looking to maximise the obvious potential. The dwelling retains the ambience and period features of a bygone era, while this sought after location offers leading schools, public parks and excellent local shopping within a short stroll and the new University and City Centre minutes away. Externally the extensive private rear garden offers an idyllic backdrop of Queen Mary's Gardens with delightful aspect - a superb space for the family to enjoy.

Cash Offers Only - Immediate inspection highly recommended.

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

# 23 Brookvale Avenue

, Belfast, BT14 6BW



- Impressive 6 Bedroom Red Brick Period End Town Terrace
- Fitted Kitchen
- Partial Gas Fired Central Heating
- Cash Offers Only
- Extensive Rear Gardens Backing Onto Queen Mary's Gardens
- Classic Bathroom Suite, Twin WC's
- Extensive Private Rear Gardens
- 6 Bedrooms, 3 Reception Rooms
- Original Single Glazed Sash Windows
- Requires Complete Refurbishment

### Enclosed Entrance Porch

Hardwood entrance door, ceramic tiled floor.

### Entrance Hall

Beveled glass vestibule door, wood laminate floor, cornicing, understairs storage, double panelled radiator.

### Drawing Room

17'1" x 13'7" into bay (5.23 x 4.15 into bay)  
Tiled fireplace, cornicing, double panelled radiator.

### Dining Room

13'7" x 13'0" (4.15 x 3.98)  
Tiled fireplace, picture rail, cornicing, double panelled radiator.

### Lobby

7'9" x 3'5" (2.37 x 1.05)  
Hardwood door to side.

### Snug

14'11" x 12'0" (4.55 x 3.68)  
Ornate mantle with tiled hearth, Lvf flooring, shelving picture rail, panelled radiator.

### Kitchen

11'7" x 8'11" (3.54 x 2.73)  
Single drainer stainless steel sink unit, range of high and low level units, cooker space, fridge freezer space, plumbed for washing machine, wall mounted gas boiler, Lvf flooring.

### Rear Lobby

Hardwood door to enclosed rear yard.

### First Floor

Landing, leaded roof light, cornicing.

### Bathroom

Classic coloured bathroom suite comprising panelled bath, shower rail, electric shower, pedestal wash hand basin, partially paneled walls, hot press/copper cylinder, paneled radiator.

### Separate WC

Low flush WC, panelled radiator.

### Separate WC

Low flush WC, picture rail, Lvf flooring, paneled radiator.

### Bedroom

11'11" x 11'7" at widest (3.65 x 3.54 at widest)  
Cornicing, double paneled radiator.

### Bedroom

12'7" x 11'9" (3.85 x 3.60)  
Built-in storage, double paneled radiator.

### Bedroom

21'2" x 13'10" (6.46 x 4.23)  
Cornicing, picture rail, double paneled radiator.

### Second Floor

Landing, velux style window.

### Bedroom

13'4" x 10'8" (4.07 x 3.27)  
Built-in storage.

### Bedroom

11'5" x 8'0" (3.48 x 2.46)  
Tiled fireplace, built-in storage.

### Bedroom

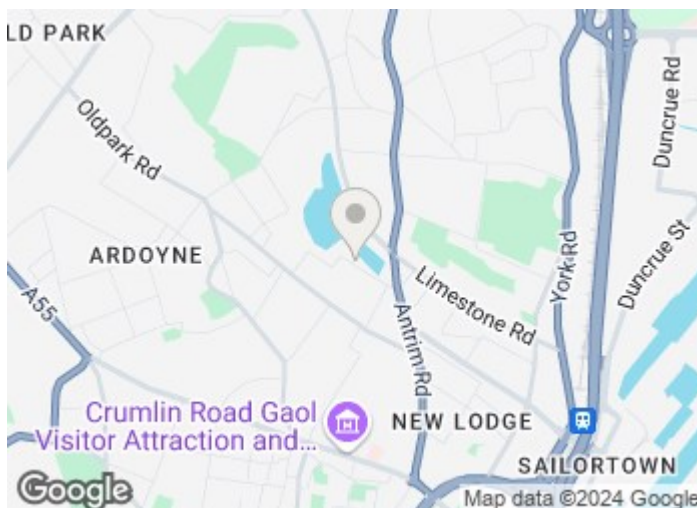
12'3" x 11'5" (3.75 x 3.48)  
Belfast sink style sink unit, range of high and low level units.

### Enclosed Yard

Covered storage, outside tap.

### Outside

Enclosed forecourt in mature lawn, shrub, path and brick boundary walls. Extensive mature rear gardens in lawn, mature hedging and trees.



## Directions



# Floor Plan

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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