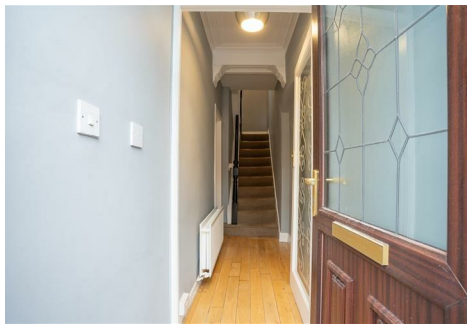




HMK Property  
8 Grand Parade  
Belfast  
Tel: 02890397712  
Web: [www.hmkrobertv.com](http://www.hmkrobertv.com)



**20 Lichfield Avenue, Belfast, BT5 5JQ**  
**Price guide £139,950**

HMK Property is delighted to introduce No. 20 Lichfield Avenue to the property market, this stylish two bedroom mid-terrace property is situated just off Bloomfield Road in East Belfast. Within walking distance from Ballyhackamore village, which offer a broad range of bars, coffee shops, restaurants and other amenities, there is also a great range of transport links on your doorstep and fantastic schools all within walking distance. The property consists of a bright and spacious large open lounge with bay window, extended kitchen with original terracotta tiles, storage area, two good sized bedrooms and modern shower room with marble tile floors. To the rear of the property there is a tidy courtyard and ample on street parking to the front. No.20 Lichfield also benefits from double glazing throughout and new gas boiler, this property is perfect for first time buyers, young professional's and investors alike. To arrange a viewing of this beautiful period style mid terrace property, contact HMK Property on 02890397712.

### ENTRANCE HALL

An ornate uPVC front door with glass insert leads you into a bright, welcoming entrance hall with high cornice ceiling and hardwood flooring

### LIVING DINING AREA 22'8" x 10'0" (6.93m x 3.05m )



A bright open plan living dining room perfect for entertaining with a large bay window, cornice ceiling and solid timber floor

### KITCHEN 13'3" x 6'0" (4.06m x 1.83m )



Range of high and low level fitted units in white high gloss finish, stainless steel extractor canopy, stainless steel bowl and a half sink, part tiled walls, uPVC panelled ceiling, spotlights, ceramic tiled walls, storage under stairs and plumbing for washing machine. Direct access to the rear courtyard.

### FIRST FLOOR

Stairs leading to..

### SHOWER ROOM 6'11" x 5'10" (2.11m x 1.78m)



A modern shower room with walk in shower, low flush w/c, sink, marble effect tile flooring and partially tiled walls.

### BEDROOM ONE 13'3" x 9'6" (4.04m x 2.92m)



A spacious double bedroom, with carpet. Overlooking the front of the property

### BEDROOM TWO 10'5" x 8'0" (3.18m x 2.44m)



A good size bedroom with carpet and large picture window overlooking the rear of the property.

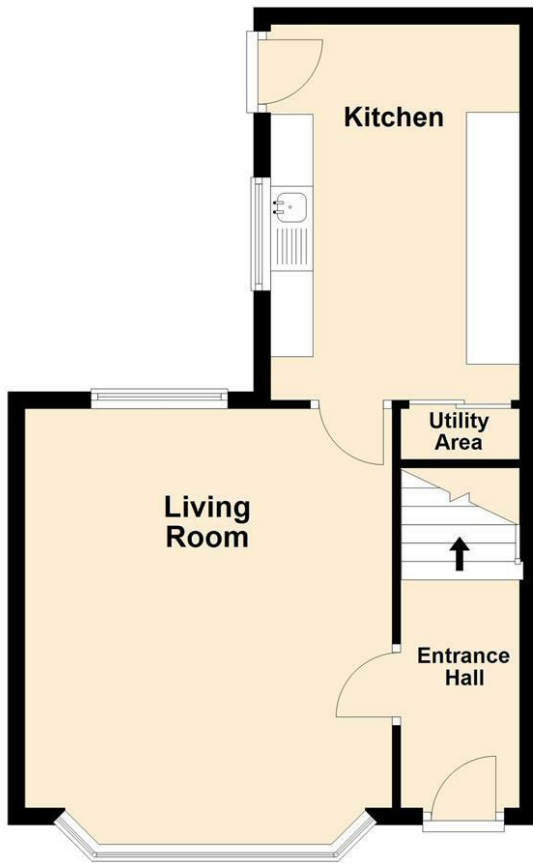
### OUTSIDE



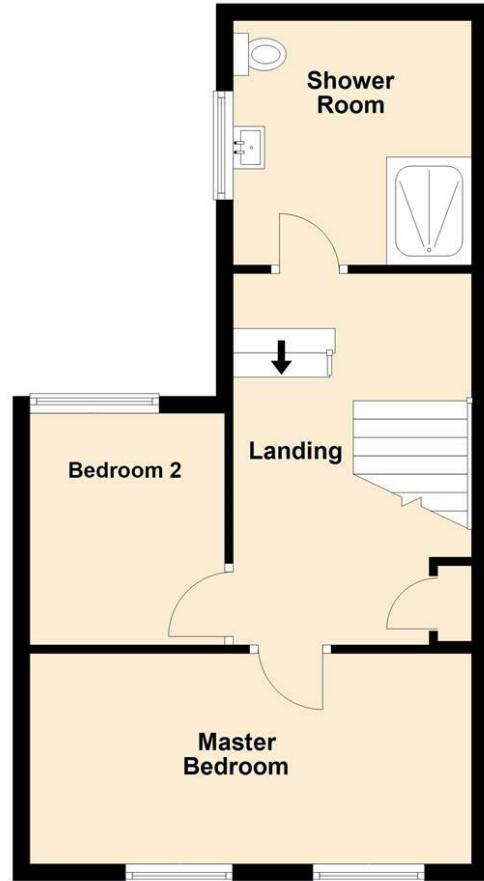
Ample on street parking to the front of the property, whilst at the rear of the house there is a tidy courtyard with back gate.

# Floor Plan

## Ground Floor

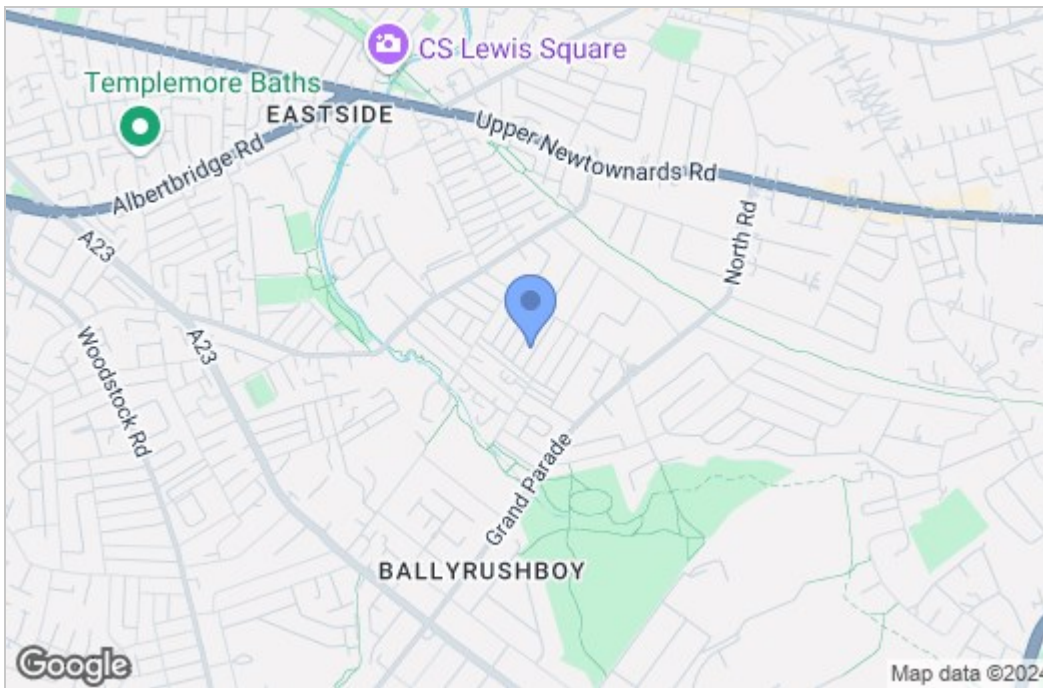


## First Floor

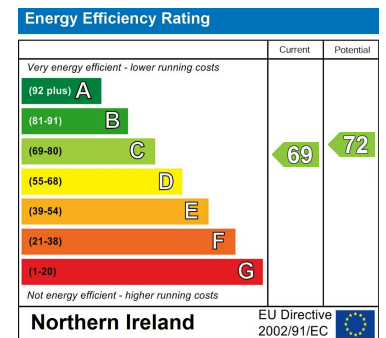


20 Lichfield Avenue, Belfast

# Area Map



# Energy Efficiency Graph



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.

8 Grand Parade, Belfast, BT5 5HH  
 Tel: 02890397712  
 Email: info@hmkproperty.com  
 www.hmkproperty.com

