



71 Ainsworth Drive, Belfast, BT13 3EL

- Semi Detached Home
- Lounge
- Bathroom With Three Piece Suite
- Low Maintenance Gardens Front & Rear
- Convenient Location
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Recently Renovated
- Ideal First Time Buy / Buy To Let Investment

Offers Over £94,950

EPC Rating D





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Stairwell leading to first floor.

#### LOUNGE 11'10" x 10'7" (wps)

Picture window to front elevation. Access to under stairs store.

#### KITCHEN 10'0" x 7'10" (wps)

Modern fitted kitchen with range of high and low level storage units and complementary melamine work surface. Stainless steel sink unit with draining bay and swan neck mixer tap. Integrated four ring, touch screen hob with stainless steel pyramid style extractor canopy over. Integrated, under counter oven. Space for under counter fridge. Plumbed for automatic washing machine. Tiled splashback to walls. Resin effect lino floor covering.





### **REAR HALL**

Part PVC panelling to walls. Resin effect lino floor covering. Gas fired central heating boiler. PVC double glazed door to side.

### **BATHROOM 5'9" x 4'2"**

White, three piece suite comprising panelled bath with mixer tap, shower attachment and glass shower screen over, vanity unit and WC. Resin effect lino floor covering. Tiled splashback to bath and sink. Chrome towel radiator.

### **FIRST FLOOR**

#### **LANDING**

Access to roof space.

### **BEDROOM 1 10'7" x 9'0" (wps)**

Picture window to front elevation. Built in wardrobe/store with integrated shelving.

### **BEDROOM 2 10'9" x 6'3"**

### **BEDROOM 3 7'11" x 6'9"**

### **EXTERNAL**

Low maintenance front garden, finished in concrete.

Side pathway, finished in concrete.

Low maintenance rear garden, finished in concrete and shrub bed.

Purpose built store with timber panelled service door, light and power.

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





*Well presented, recently renovated, three bedroom semi detached home with low maintenance rear garden, situated within the popular and conveniently located Ainsworth Drive, Belfast.*

*The property comprises entrance hall, lounge, modern fitted kitchen, rear hall, bathroom with three piece suite, and three well proportioned first floor bedrooms.*

*Externally, the property enjoys low maintenance front and side gardens finished in concrete, and low maintenance rear garden encompassing purpose built store with light and power.*

*Other attributes include gas fired central heating, PVC double glazing and convenient location.*

*Ideal first time buy / buy to let investment alike.*

*Early viewing highly recommended to avoid disappointment.*



### 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		
	66	72
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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