

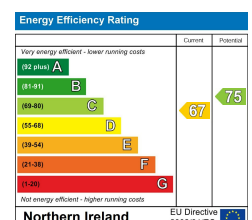


50 Rochester Avenue, Cregagh Road, Belfast, BT6 9JW

Asking Price £239,950

Rochester Avenue is a popular residential street located just off the Upper Cregagh Road in South East Belfast. In a high demand location, given its close proximity to leading schools, shops, bus and arterial routes, it is also convenient to the recently opened Lisnasharragh leisure Centre, which is only a matter of minutes from your front door. The property itself has been finished to a high standard and comprises of three good sized bedrooms, two separate reception rooms, a spacious kitchen and contemporary white bathroom suite on the first floor. There is also a w/c on the ground floor. Externally there is off street parking to the front of the property and tarmac driveway which leads to a detached garage. To the rear of the property there is a lawn garden and decking area. To complete the home the property comes with gas fired central heating and double glazing as standard. A superb home with nothing to do but to just add your own furniture, we don't anticipate this one sitting around for long so make sure to arrange your viewing at your earliest opportunity!

- Spacious semi detached home
- Two separate reception rooms
- Contemporary bathroom suite
- Gas central heating
- Off street parking / Detached garage
- Three good size bedrooms
- Modern fitted kitchen
- Ground floor w/c
- Double glazed windows
- Enclosed gardens to the rear



The accommodation comprises

Composite front door leading to the entrance hall.

Entrance hall



Tiled floor.

Ground floor w/c 4'1 x 2'6 (1.24m x 0.76m)



Comprising low flush w/c, wash hand basin, part tiled walls, tiled floor, recessed spotlight.

Lounge 14'0 x 11'4 (4.27m x 3.45m)



Feature herringbone style laminate flooring. Multi fuel burner, Bay window.

Dining 12'4 x 10'6 (3.76m x 3.20m)



Laminate flooring, Double glazed French doors to the rear gardens.

Modern fitted kitchen 16'6 x 8'6 (5.03m x 2.59m)



Range of high and low level units, single drainer 1 1/4 bowl sink unit with mixer taps, wooden work surfaces, 4 ring hob and double oven, plumbed for dishwasher, integrated fridge / freezer, tile effect laminate flooring.

1st floor

Landing, roof space access.

Bedroom 1 14'9 x 10'4 (4.50m x 3.15m)



Bedroom 2 12'5 x 10'4 (3.78m x 3.15m)



Bedroom 3 9'2 x 8'1 (2.79m x 2.46m)



Built in robe.

Bathroom 9'5 x 8'9 (2.87m x 2.67m)



Luxury white suite comprising claw foot bath, mixer taps, telephone hand shower, corner shower cubicle with chrome thermostatically controlled shower, low

flush w/c, pedestal wash hand basin, recessed spotlights, extractor fan, tiled floor.

Additional bathroom image



Outside



Tarmac driveway with ample off street parking. Small lawn garden area.

Rear gardens



Extensive gardens to the rear laid in lawn with additional decking area.

Additional garden image

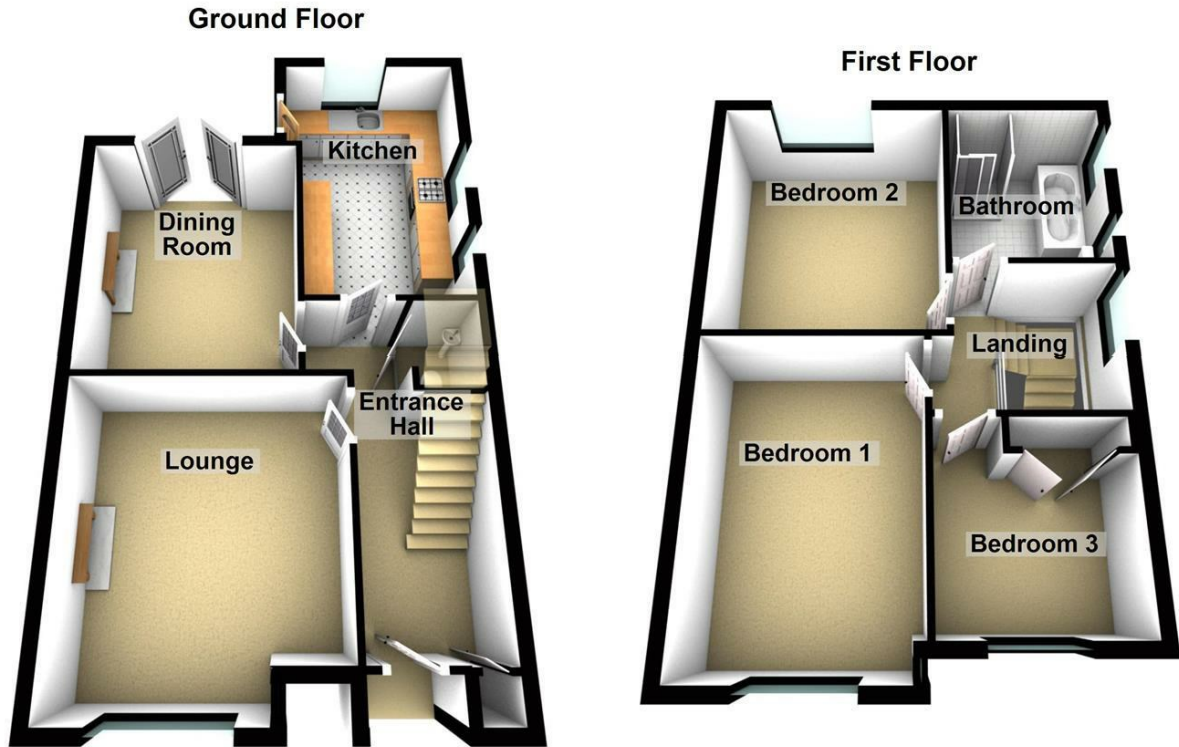


Rear elevation



Detached garage 16'2 x 8'5 (4.93m x 2.57m)
Up and over door, light and power.

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



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