

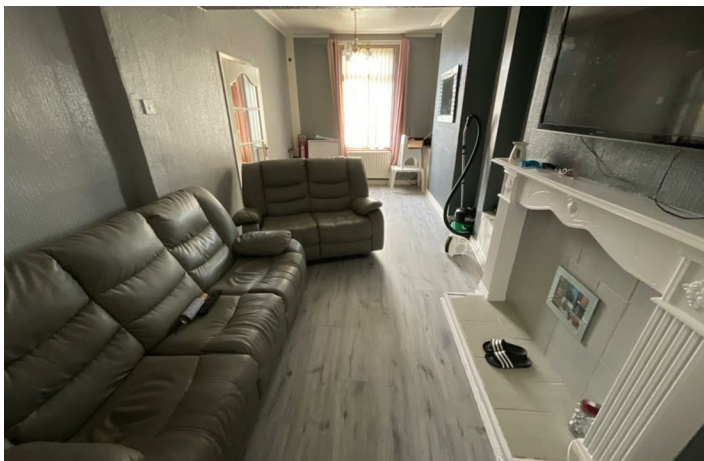
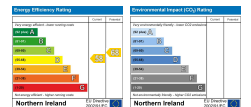


7 Ainsworth Avenue

Belfast, BT13 3EN

Offers in excess of

£85,000



# 7 Ainsworth Avenue

, Belfast, BT13 3EN

Offers in excess of £85,000



A spacious townhouse in an area of high demand which is sure to appeal to investors, first-timer buyers and growing families in particular.

Internally the dwelling comprises entrance hallway, open plan reception, modern fitted kitchen, classic white bathroom suite and three double bedrooms laid out over the first and second floors. Outside there is an enclosed yard to the rear.

The property further benefits from gas fired central heating and uPVC double glazing throughout.

Ainsworth Avenue is conveniently located close to many leading shops and amenities including Ballygomartin Tesco and Woodvale Park. It also shares excellent transport links with Belfast City Centre with the closest bus stop just a short walk from the property.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

## Ground Floor

### Vestibule Entrance

PVC front door with glass inset, wood laminate flooring, PVC internal door leading to:

### Hallway

Wood laminate flooring, stairs leading to first floor

### Living Room 21'5" x 9'8" (6.54m x 2.97m)

Dual aspect windows allowing for plenty of natural

light, enclosed gas and electricity meters, wood laminate flooring, under stair storage, double panelled radiator, single panelled radiator

### Kitchen 14'2" x 7'10" (4.32m x 2.41m)

Modern fitted kitchen with both high and low level units, PVC clad splash backs and contrasting worktops, stainless steel sink and drainer with mixer taps, plumbed for a washing machine, access to rear yard

## First Floor

### Landing

Enclosed storage cupboard housing gas boiler, stairs leading to second floor

### Bathroom 11'4" x 8'0" (3.47m x 2.44m)

Classic white bathroom suite including low flush WC, pedestal wash hand basin and panelled bath, tile effect vinyl flooring, panelled radiator, enclosed storage cupboard

### Bedroom 1 9'7" x 13'6" (2.93m x 4.12m)

Wood laminate flooring, panelled radiator

## Second Floor

### Bedroom 2 9'9" x 13'6" (2.98m x 4.12m)

Double panelled radiator

### Bedroom 3 11'5" x 8'1" (3.48m x 2.48m)

Enclosed storage cupboard, panelled radiator, velux window

## Outside

Enclosed rear yard with access to rear entry





The Rea Estates logo, featuring a stylized white house icon above the text "Rea Estates" in a white sans-serif font. Below the company name, the text "Sales | Lettings" is written in a smaller white font. The background is a teal-to-blue gradient.

## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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.