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16 Maryville Avenue

Lisburn Road, Belfast
BT9 7HE

Offers Over £155,000

16 MARYVILLE AVENUE, BT9 7HE

- End Terrace Property in an Exceptionally Convenient Location
- Generous Lounge with Feature Fireplace
- Separate Dining Room
- Fitted Kitchen
- 2 Bedrooms
- Shower Room with White Suite
- Gas Central Heating/Double Glazed Windows
- Enclosed Rear Yard
- Ideal For Owner Occupiers or Investors
- Convenient to Amenities Including Shops, Public Transport and Leading Schools



This well presented end terrace property is ideally located just off Lisburn Road.

The property offers bright and well proportioned accommodation with a generous lounge, separate dining room along with a fitted kitchen on the ground floor.

On the first floor there are two double bedrooms and a shower room with white suite.

In addition the property benefits from gas central heating and double glazed windows.

Situated close to many local amenities on Lisburn Road, including shops and public transport, as well as being convenient to Belfast City Centre and Queens University, this delightful property is ideal for either owner occupiers or investors and viewing is highly recommended.





PROPERTY COMPRISES

Oak effect uPVC double glazed front door to entrance porch.

ENTRANCE PORCH Tiled floor.

GLAZED DOOR TO LOUNGE 14' 12" x 10' 0" (4.57m x 3.05m) Wood flooring, cast iron stove with slate hearth.

DINING ROOM 8' 10" x 8' 6" (2.69m x 2.59m) Wood flooring.

KITCHEN 9' 8" x 7' 10" (2.95m x 2.39m) Range of high and low level units, work surfaces, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, Logik 4 ring hob with electric oven under, extractor fan, space for fridge and freezer, uPVC double glazed door to rear, panelled ceiling with low voltage spotlights, part tiled walls, tiled floor.

FIRST FLOOR LANDING Wood flooring, airing cupboard with gas fired boiler.

BEDROOM 1 12' 1" x 10' 2" (3.68m x 3.1m) Built in robes and storage.

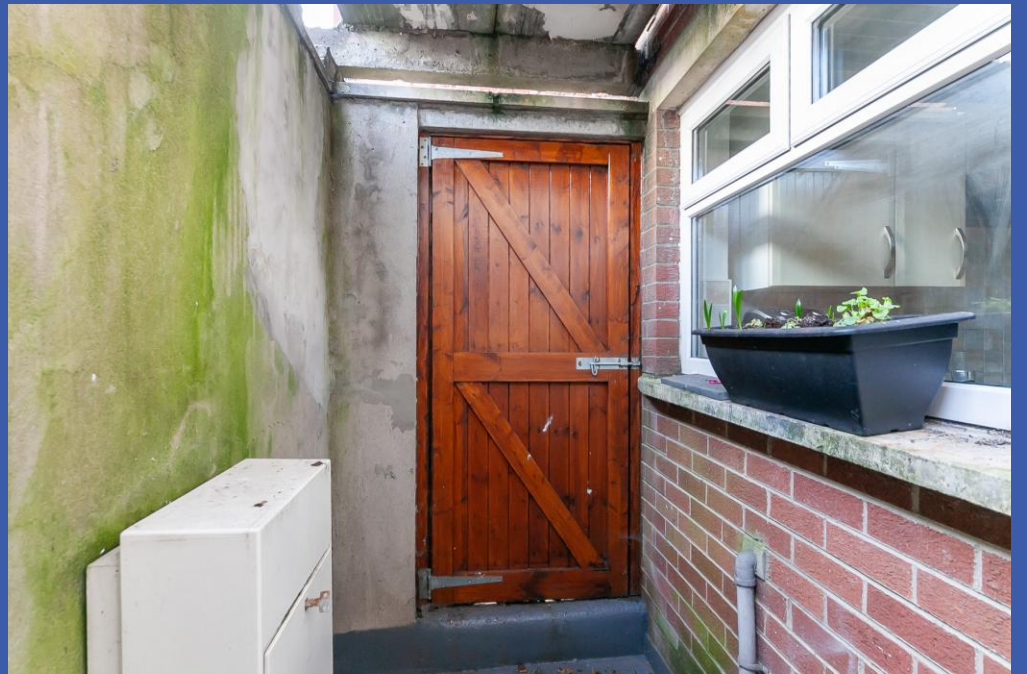
BEDROOM 2 8' 6" x 8' 1" (2.59m x 2.46m) Wood flooring.

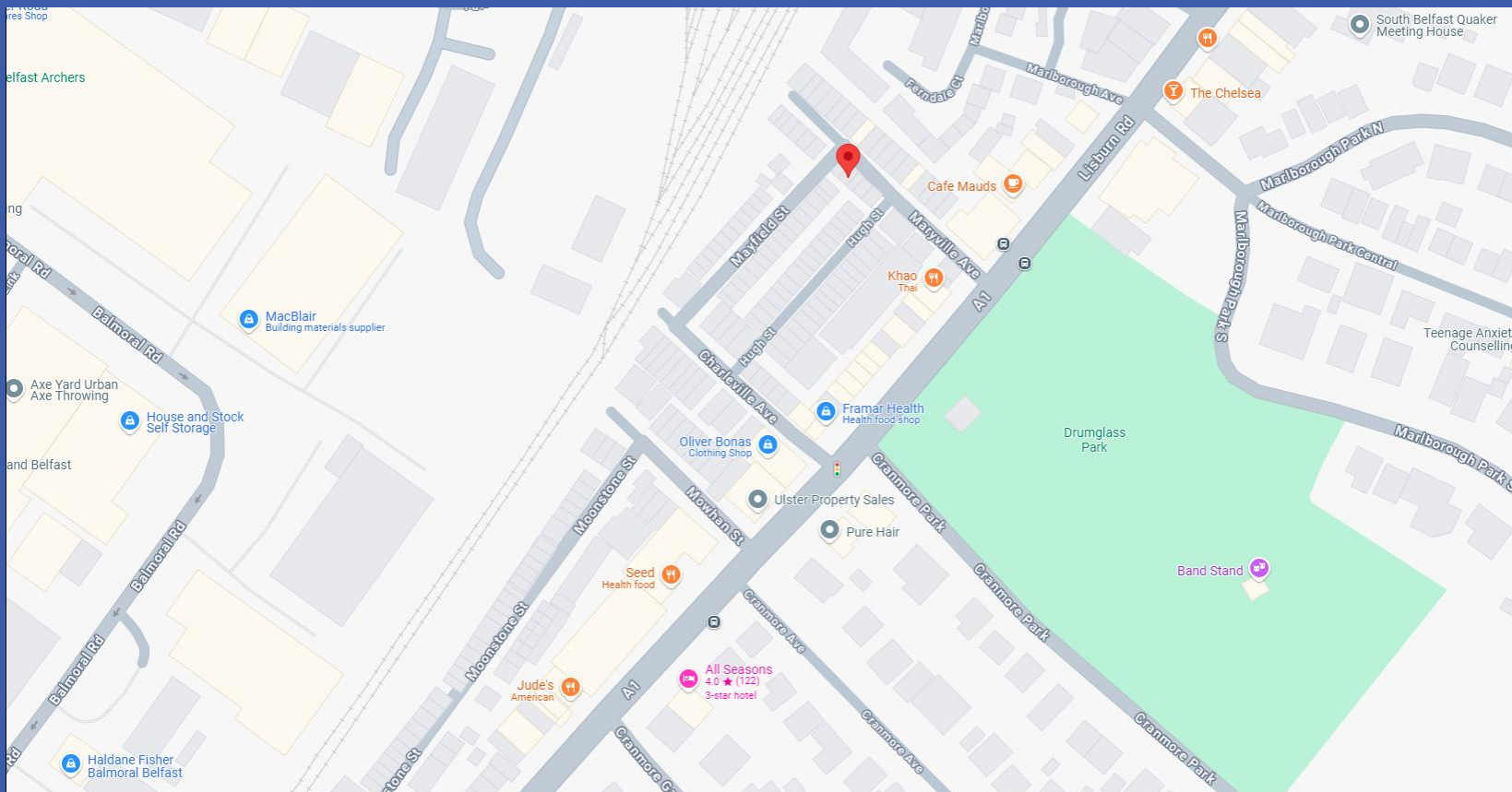




SHOWER ROOM White suite comprising vanity unit with storage, low flush WC, fully tiled shower cubicle with rainwater shower, fully tiled walls, panelled ceiling, chrome heated towel rail.

OUTSIDE Enclosed rear yard.





Directions:

Coming out of Belfast on Lisburn Road, turn right in to Maryville Avenue.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	66 D
39-54	E		
21-38	F		
1-20	G		



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