



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</b>	<b>73</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

25 Hillview Avenue,  
Belfast,  
County Antrim,  
BT5

Offers Over: £185,000

Reeds Rains

reedsrains.co.uk

25 Hillview Avenue, Belfast, County Antrim, BT5

**Offers Over: £185,000**

EPC Rating: D

Hillview Avenue is literally a short stroll away from the hustle & bustle of the vibrant Ballyhackamore Village benefitting from the vast array of shopping facilities, amenities and attractions.

Belfast City Centre is also a short commute away via the main arterial routes, regular public transport links and various cycle / walking paths.

No 25 Hillview Avenue is a beautifully presented, extended mid terrace property comprising adaptable accommodation over three floors.

This very convenient residential address will no doubt create immediate interest, coupled with the excellent finish and generous accommodation on offer. Early internal inspection is therefore strongly encouraged.

**uPVC Front Door With Glazed Inset To...**

**Entrance Hall**

**Lounge**

12'7" x 10 (3.84m x 10)

Sliding double doors to...

**Stunning Shaker Style Fitted Kitchen Open Plan To Dining Area**

13'4" x 10'5" (4.06m x 3.18m)

One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with stainless steel door furniture and wood effect work surfaces. Integrated four ring gas hob and built in oven with chimney extractor fan. Plumbed for washing machine. Space for fridge / freezer. Built in storage cupboard with Worcester gas fired boiler. Partly tiled walls. Recessed spotlighting. Ample dining area. Under stairs storage. uPVC door to enclosed

rear garden.

**Downstairs Dual Flush W/C**

Pedestal wash hand basin with chrome dual mixer tap and tiled splash back. Recessed spotlighting. Extractor fan.

**First Floor**

**Bedroom One**

13'7" x 8'7" (4.14m x 2.62m)

**Bedroom Two**

8'4" x 7'4" (2.54m x 2.24m)

**Luxury White Bathroom Suite**

Comprising panelled bath with chrome dual mixer tap. Wash hand basin with chrome dual mixer tap. Dual flush w/c. Partly tiled walls. Recessed spotlighting. Extractor fan. Chrome heated towel rail.

**Second Floor**

**Bedroom Three**

13'7" x 12'5" (4.14m x 3.78m)

Velux window.

**Outside**

Enclosed easy to maintain yard to rear. Outside tap / light.

**CUSTOMER DUE DILIGENCE**

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> contents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all

customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

purposes only.

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All Measurements

All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative

For full EPC please contact the branch.