



104 Balmoral Avenue, Belfast, BT9 6NZ

Price Guide £645,000

This attractive, red brick semi detached home, located on Balmoral Avenue maintains many original period features whilst also offering excellent family living accommodation. Spacious and well proportioned there are two front receptions along with comfortable living room with wood burning stove. The open plan kitchen / living / dining space is ideal for entertaining and there is also plenty of storage throughout the ground floor along with W/C, cloakroom & utility room. On the first floor, there are four double bedrooms along with two bathroom suites. Externally the property benefits from a large rear garden in lawn surrounded by mature trees & shrubs, spacious driveway with ample parking space and detached garage. Located within close proximity to leading schools within the area, main arterial transport links and the amenities of the Lisburn Road, this home will appeal to a range of purchasers and viewing is highly recommended.

- Attractive Semi - Detached Period Home
- Two Bathroom Suites
- Spacious Open Plan Kitchen / Living / Dining
- Enclosed Rear Garden In Lawn, Detached Garage, Spacious Driveway To Front
- Four Double Bedrooms
- Drawing Room, Lounge & Living Room
- Utility Room, Pantry, Cloakroom, W.C
- Located In A Much Sought After Residential Location Close To Leading Schools & Within Walking Distance To The Lisburn Road

Energy Efficiency Rating		Current	Potential
(92-100) A	Key energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		65	70
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC	

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

ENTRANCE

Hardwood front door.

RECEPTION HALL



Solid wood floor. Wood panelling.

DRAWING ROOM 23'7" x 17'0" (7.2 x 5.2)



Solid wood floor, bay window, open fire with original wood panelling, stain glass feature windows, picture rail, cornice ceiling.

LOUNGE 22'11" x 11'1" (7.0 x 3.4)



Solid wood floor. Access to storage room.

LIVING ROOM 12'1" x 11'5" (3.7 x 3.5)



Solid wood floor, wood burning stove, access to side porch.

KITCHEN / LIVING / DINING 27'10" x 24'11" at widest points (8.5 x 7.6 at widest points)



Extensive range of high and low level units, island unit, stainless steel sink with drainer, 5 ring gas hob, stainless steel extractor fan, integrated dishwasher, recessed spotlighting, sliding patio door to rear garden.



UTILITY 9'10" x 4'11" (3.0 x 1.5)

Range of units, plumbed for washing, gas fired boiler, stainless steel sink unit with drainer.

CLOAKROOM

Low flush W.C, wash hand basin.

ON THE FIRST FLOOR



BEDROOM ONE 17'8" x 12'1" (5.4 x 3.7)



Solid wood floor.

BEDROOM TWO 14'9" x 11'9" (4.5 x 3.6)



Solid wood floor, cast iron fireplace with tiled hearth.

BATHROOM

Low flush W.C, bath with telephone hand shower & electric shower over, pedestal wash hand basin, tongue & groove panelling, part tiled walls, chrome wall mounted radiator.

BEDROOM THREE 15'5" x 10'2" (4.7 x 3.1)

Solid wood floor. Side bay window.

BEDROOM FOUR 11'9" x 11'1" (3.6 x 3.4)



Access to luggage room.

BATHROOM



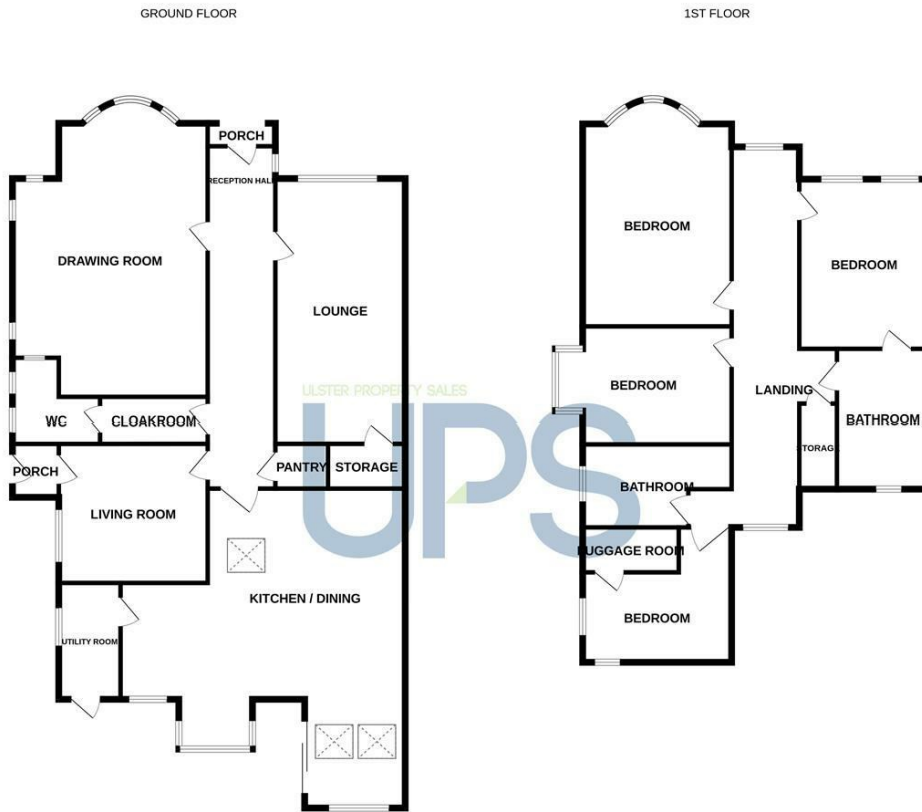
Roll top bath with telephone hand shower, low flush W.C, pedestal wash hand basin, double shower enclosure with electric shower, fully tiled walls, tiled flooring.

OUTSIDE



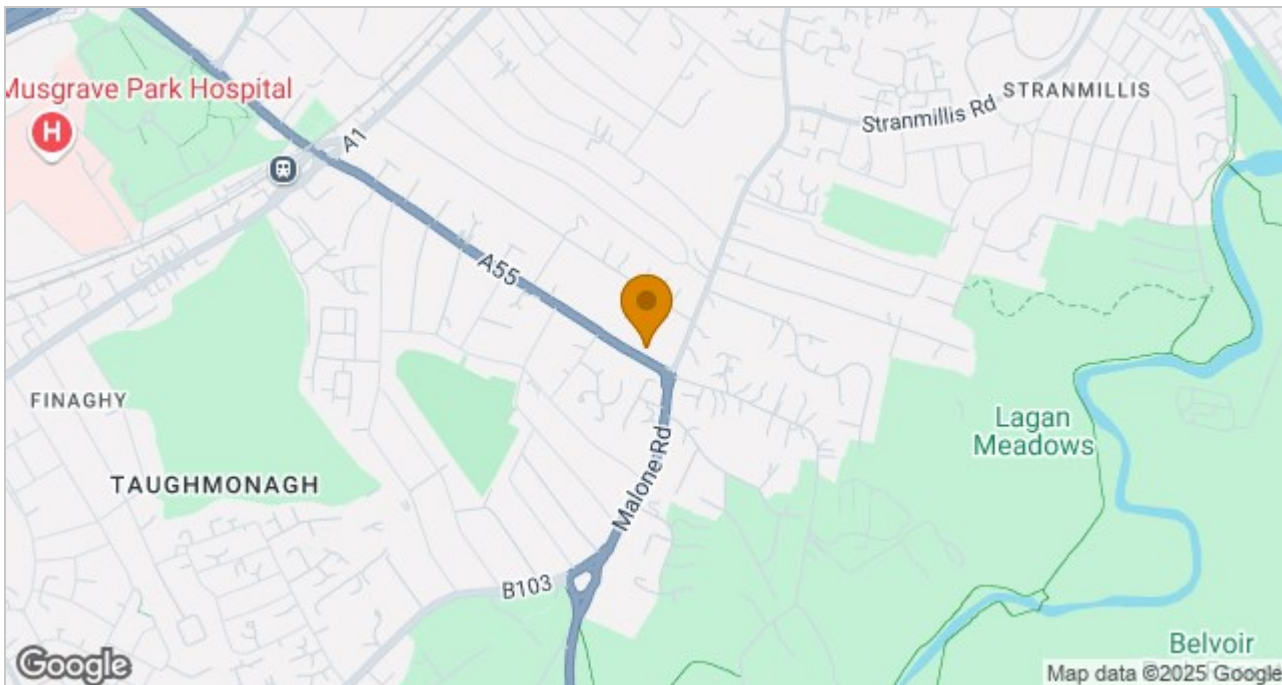
Beautiful rear garden in lawn surrounded by mature shrubs & trees, spacious driveway to front providing ample parking space, detached garage.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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