



## 52 Erinvale Avenue, Belfast, BT10 0FN

**Price Guide £175,000**

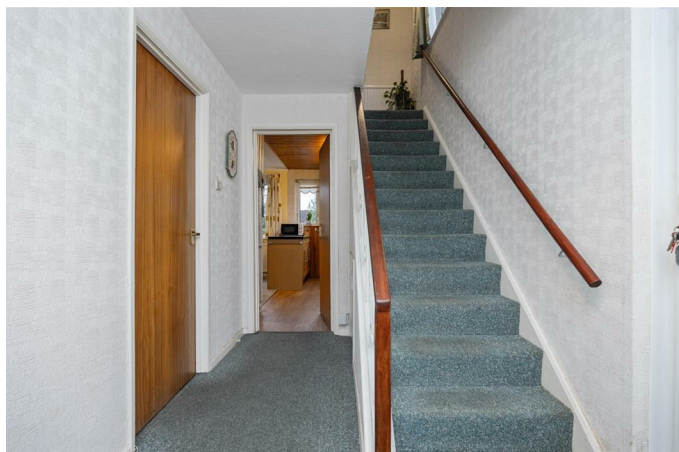
Located in the popular Erinvale development just off Finaghy Road South, we are pleased to offer for sale this end terrace home which offers excellent, well proportioned accommodation. On the ground floor there is a living room and kitchen open plan to dining area. On the first floor there are three good sized bedrooms and bathroom suite. Outside there is an enclosed garden to rear, driveway to front providing off street parking & detached garage. Oil fired central heating and PVC double glazed windows are both in place. Likely to appeal to a range of purchasers including families and first time buyers, viewing is recommended.

- End Terrace Home In Popular Residential Location
- Living Room
- Oil Fired Central Heating / PVC Double Glazing
- Detached Garage / Front Driveway
- Close To Excellent Transport Links & Leading Schools
- Three Good Sized Bedrooms
- Kitchen / Dining Room
- Enclosed Rear Garden In Lawn / Patio
- Ideal First Time Buy

| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92-100) A                                  |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| Northern Ireland                            |  | 55      | 64        |
| EU Directive 2002/91/EC                     |  |         |           |



**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR  
ENTRANCE**



PVC front door.

**LIVING ROOM 11'7" x 11'5" (3.54 x 3.5)**



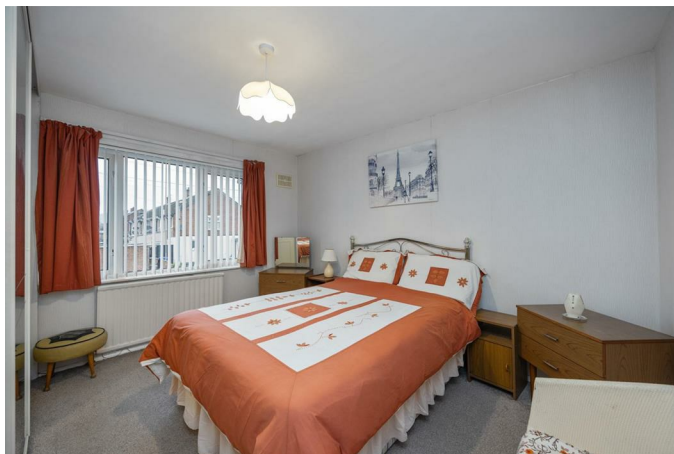
**KITCHEN / DINING 18'4" x 10'2" (5.6 x 3.1)**



Low level units, plumbed for washing machine, storage under stairs, single drainer stainless steel sink unit, part tiled walls.

**ON THE FIRST FLOOR  
Storage off landing.**

**BEDROOM ONE 12'5" x 12'1" (3.8 x 3.7)**



Sliding robes.

**BEDROOM TWO 12'5" x 12'5" (3.8 x 3.8)**



Built in storage.

**BEDROOM THREE 9'6" x 7'6" (2.9 x 2.3)**



## BATHROOM



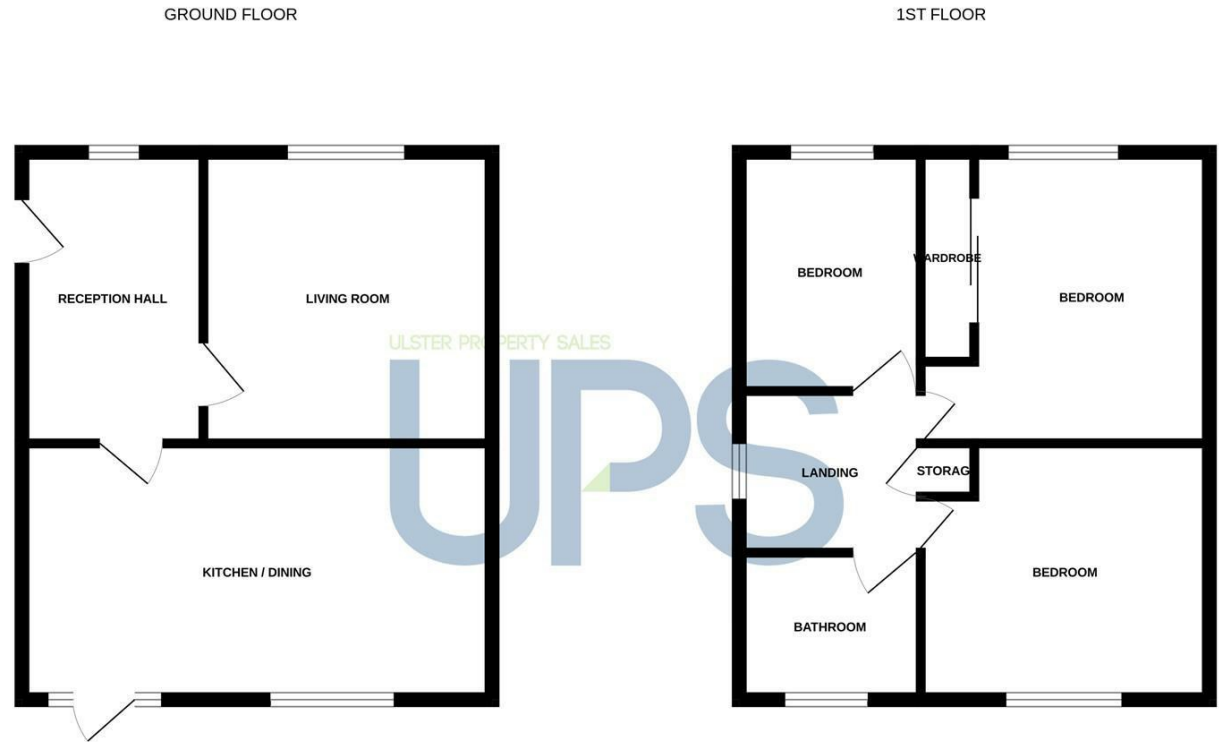
White suite comprising panel bath with shower over, pedestal wash hand basin, low flush W.C, fully tiled walls.

## OUTSIDE



Enclosed rear garden in lawn with patio, detached garage, front driveway.

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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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