

Outside

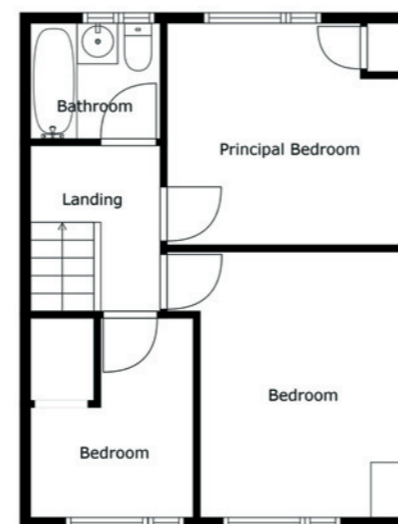
Enclosed rear garden, paved patio area, steps to raised shrubs.

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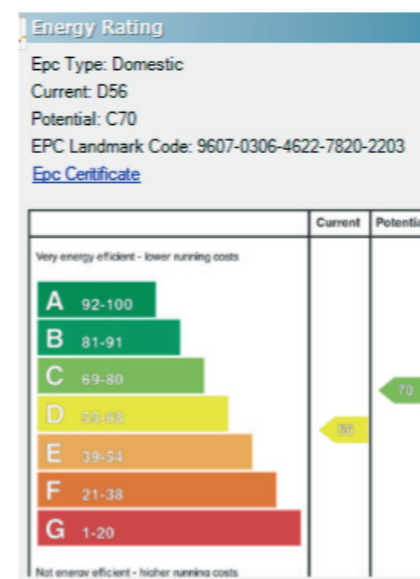


Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.



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 Ballyhackamore - 028 90 65 0000
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700
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An excellent mid terrace family home in a convenient cul-de-sac location off the lower end of Sunnyside Street in South East Belfast. Well positioned for those seeking good access by either car or local transport to the city centre, Queen's University and the City Hospital.

The accommodation comprises, on the ground floor a spacious living room, a modern fitted kitchen with open aspect to ample dining area, upstairs are three well-proportioned bedrooms and white bathroom suite.

In addition the property benefits from uPVC framed double glazed windows, gas central heating, garden areas to front rear with paved patio area.

Recent sales in this area have been extremely popular therefore early viewing is highly recommended.

Offers Over
£174,950

40 Ava Crescent,
BELFAST,
BT7 3DU

Viewing by
appointment with
& through agent
028 9066 3030

40 Ava Crescent,
BELFAST,
BT7 3DU

Property Features

- Excellent mid-terrace property in a convenient and highly sought after location just off Ormeau Road
- Bright, spacious living room
- Modern fitted kitchen open to dining area
- Three well proportioned bedrooms
- First floor bathroom with white suite
- uPvc double glazing throughout; Gas heating
- Enclosed front and rear garden with paved patio area
- Quiet cul de sac location, Early viewing is highly recommended

Location:

Sunnyside Street from embankment take third road on right hand side to Ava Crescent.

Property Comprises

Ground Floor

Hardwood front door to . . .

HALLWAY:

LIVING ROOM: 14' 1" x 13' 2" (4.29m x 4.01m) Laminate wood strip flooring.

KITCHEN/DINING: 16' 3" x 9' 9" (4.95m x 2.97m) Range of high and low level units, stainless steel sink with mixer tap, plumbed for washing machine, laminate work surfaces, tiled splashback, ceramic tiled flooring. Dining area with laminate wood strip flooring, sliding patio door to enclosed rear garden, understairs storage cupboard.

First Floor

LANDING: Carpeted, access to roofspace.

BEDROOM (1): 11' 8" x 10' 9" (3.56m x 3.28m) Wood strip flooring, built-in storage cupboard with hot water cylinder.

BEDROOM (2): 12' 10" x 10' 1" (3.91m x 3.07m) Wood strip flooring.

BEDROOM (3): 9' 7" x 8' 2" (2.92m x 2.49m) Wood strip flooring.

BATHROOM: Low flush wc, wash hand basin, bath with overhead Triton shower, tiled walls, vinyl flooring, extractor fan.

