



88 Ulsterville Avenue, Belfast, BT9 7AR

Price Guide £249,950

Conveniently located just off the Lisburn Road, this attractive mid-terrace home will appeal to a wide range of buyers. The accommodation comprises open plan living / dining area, kitchen, three bedrooms and first floor bathroom suite. Outside, the property benefits from an enclosed rear patio area and paved front. Oil fired central heating and PVC double glazing are both in place. This home will appeal to a range of prospective purchasers due to its prime location along with the internal space provided, including first time buyers, investors or parents looking accommodation for children attending college or university. Properties in this location have been selling fast off late therefore early viewing is recommended.

- Attractive Mid-Terrace Home
- Open Plan Living / Dining
- First Floor Bathrooms Suite
- Oil Central Heating / PVC Double Glazed Windows
- Convenient Location
- Three Bedrooms
- Modern Fitted Kitchen
- Will Appeal To Arrange Of Buyers
- South Facing Enclosed Patio To Rear

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	60
(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

Laminate flooring.

LIVING / DINING 23'11" x 11'1" (7.3 x 3.4)



Laminate flooring.



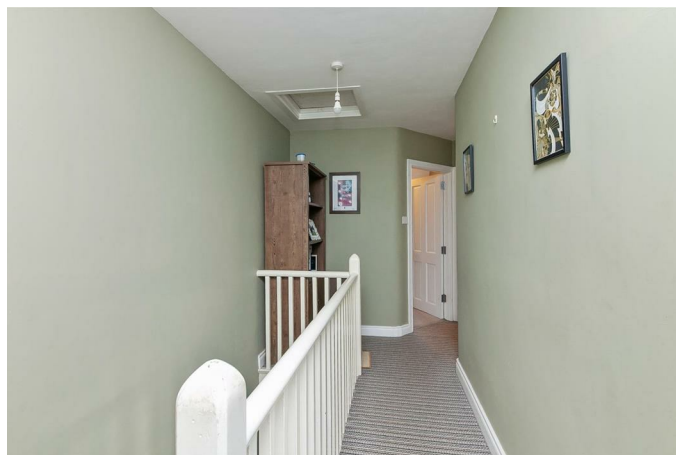
KITCHEN 10'5" x 6'6" (3.2 x 2.0)



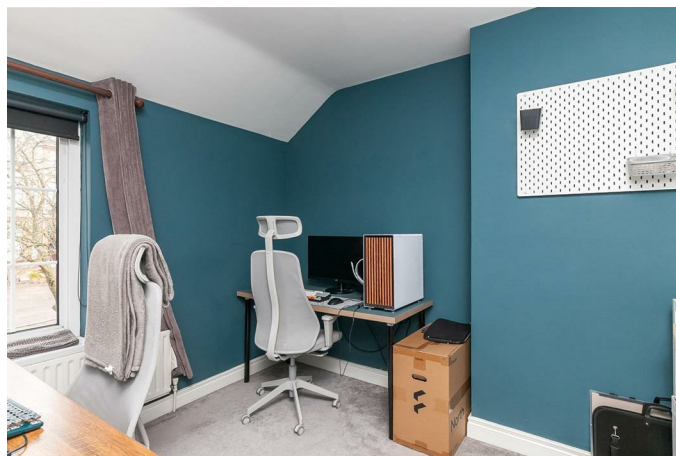
Range of high and low level units,

integrated fridge /freezer, plumbed for washing machine, built in dishwasher, double stainless steel sink unit with drainer, built in oven with 4 ring electric hob, stainless steel extractor fan and part tiled walls. Under stairs storage.

ON THE FIRST FLOOR



BEDROOM ONE 9'6" x 8'6" (2.9 x 2.6)



BEDROOM TWO 9'6" x 9'2" (2.9 x 2.8)

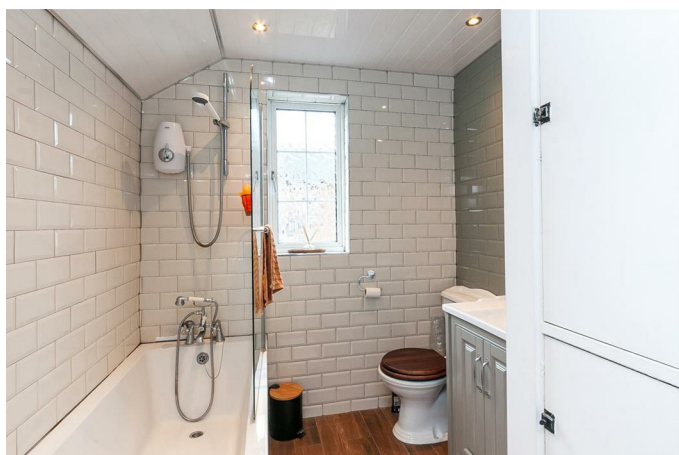


Built in sliding robes.

BEDROOM THREE 8'6" x 5'10" (2.6 x 1.8)



BATHROOM



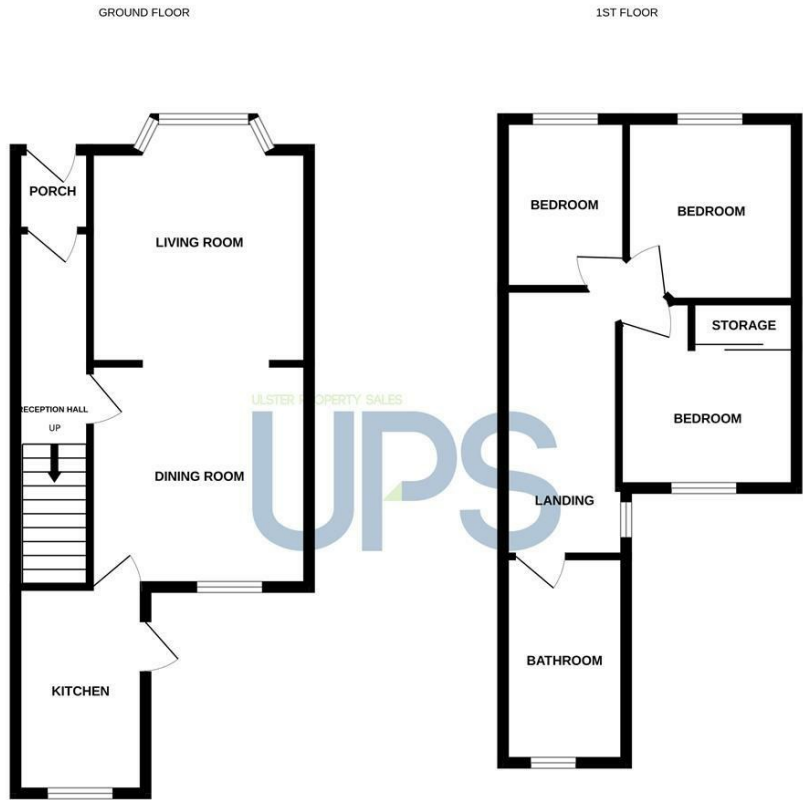
White suite comprising low flush W.C, wash hand basin with built in vanity unit, panel bath with shower over, fully tiled walls and wood effect tiled flooring. Built in storage.

OUTSIDE



Paved front with large enclosed patio / decking area to rear.

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. Made with Metropex iCAD25.

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

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