

Outside

Enclosed rear yard.

TEMPLETON ROBINSON

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Total area: approx. 55.2 sq. metres (594.2 sq. feet)

This plan is for illustrative purposes only. Plan produced using PlanIt.

110 Balfour Avenue



Overlooking the river Lagan and with easy access onto the towpath walkway and cycle path, this red brick, mid terrace occupies an excellent, convenient location just off the bustling Ormeau Road.

The accommodation comprises; lounge open plan modern fitted kitchen, modern bathroom and two well proportioned bedrooms. The property also benefits from gas central heating and double glazed windows. The property is presented well by the current owners.

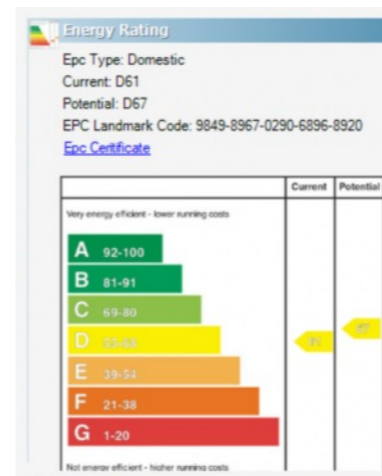
Offering excellent value for money and only a short commute from Belfast city centre this property will appeal to many, ideal for an owner occupier or investor.

Offers Over £115,000

110 Balfour Avenue, BELFAST, BT7 2EW

Viewing by appointment with & through agent 028 9066 3030

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700
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110 Balfour Avenue,
BELFAST,
BT7 2EW

Property Features

- Mid Terrace Property In Super Location Close to All Amenities on the Ormeau Road and Into the City Centre
- Lounge with Built in Storage
- Open Plan to Modern Fitted Kitchen with Built in Breakfast Bar
- Rear Hall/Utility Area
- Modern Bathroom
- Two Well Proportioned Bedrooms
- Gas Heating / Double Glazed Windows
- Enclosed Rear yard
- Overlooking the River Lagan and Close to the Tow Path

Location:

Heading out of Belfast on the Ormeau Road, Balfour Avenue is on the left just prior to Ormeau Bridge.

Property Comprises

Ground Floor

Hardwood front door to:

LOUNGE: 12' 1" x 10' 3" (3.68m x 3.12m) (at widest points).

Laminate wood effect floor, built-in storage.

MODERN FITTED KITCHEN: 9' 11" x 9' 2" (3.02m x 2.79m) (at widest points). Range of high and low level units, work surfaces, single drainer stainless steel sink unit. Space for fridge freezer. Integrated oven, integrated microwave, integrated hob. Laminate wood effect floor. Under lighting and skirting lighting, built-in breakfast bar, under stairs storage.

INNER HALL/UTILITY AREA: 5' 9" x 5' 6" (1.75m x 1.68m) Ceramic tiled floor, plumbed for washing machine. uPVC door to rear.

MODERN BATHROOM: White suite comprising low flush wc, vanity unit and wash hand basin, panelled bath with shower over. Fully tiled walls, ceramic tiled floor. Low voltage spotlights. Heated towel rail.

First Floor

LANDING: Airing cupboard, gas boiler. Access to floored roofspace with Velux window.

BEDROOM (1): 12' 0" x 10' 2" (3.66m x 3.1m) (at widest points).

BEDROOM (2): 9' 10" x 7' 8" (3m x 2.34m) (at widest points).

