



"END TERRACE HOME"



FOR SALE

**2 Ava Parade,
Belfast, BT7 3BU**

£142,500

€164,500

- Three bedrooms
- Spacious through lounge
- Extended kitchen
- First floor bathroom
- Double glazed windows
- Gas central heating
- Secluded front garden
- Enclosed rear yard
- Walking distance Ormeau Road
- No onward chain

Occupying an end of terrace site, this three bedroom property is excellently located for both the Ormeau Road and Annadale Embankment offering a wide range of shopping and recreational facilities, respectively. Access to the city centre is also readily available via public transport and cycle lanes.

The property benefits from PVCu double glazing throughout, gas central heating and features an extended contemporary kitchen and modern first floor bathroom. A secluded garden to the front screened by evergreen trees and a 'sun trap' enclosed rear yard complete the all round facilities available at this property.

Offered for sale with no onward chain, the house will be particularly interesting to potential first time buyers.

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THE ACCOMMODATION COMPRISES

ENTRANCE

From covered porch with external light point, PVCu door with leaded light inset to:

RECEPTION HALL

Coved cornicing, laminated wood flooring, radiator, under-stairs storage cupboard, staircase to first floor.

THROUGH LOUNGE

22' 0 x 10' 2 (6.71m x 3.10m) into PVCu double glazed angle bay window to front, further PVCu double glazed window to rear, coved ceiling, laminated wood flooring, two radiators, display mantle and surround to fireplace.



KITCHEN

17' 3 x 7' 10 (5.26m x 2.39m) [maximum] single drainer 1½ bowl stainless steel sink unit with mixer tap above and cupboards below, further range of modern base and wall storage units, extensive laminated work surfaces incorporating 4 ring hob with canopied extractor hood above and oven below. Integrated fridge freezer, plumbing for washing machine and cupboard housing wall mounted gas central heating boiler. Double aspect PVCu double glazed windows to side and rear, breakfast bar, ceramic tiled flooring, radiator, PVCu door with leaded light inset to rear yard.

FIRST FLOOR LANDING

PVCu double glazed window to side, access to loft storage space.

BEDROOM ONE

10' 5 x 9' 3 (3.18m x 2.82m) with PVCu double glazed window to front, laminated wood flooring, radiator.

BEDROOM TWO

8' 10 x 7' 6 (2.69m x 2.29m) to front of range of built-in storage/wardrobe cupboards, PVCu double glazed window to rear, laminated wood flooring, radiator.

BEDROOM THREE

6' 10 x 6' 8 (2.08m x 2.03m) with PVCu double glazed window to front, laminated wood flooring, radiator.

BATHROOM

Fully tiled walls to white suite of shower bath with electric shower above. pedestal wash hand basin and low level wc. PVCu double glazed window to side, ceramic tiled flooring, chrome towel radiator, extractor fan.

OUTSIDE

Easily maintained garden to front.
Enclosed rear yard.

Energy Performance Rating for this property: **E49**

