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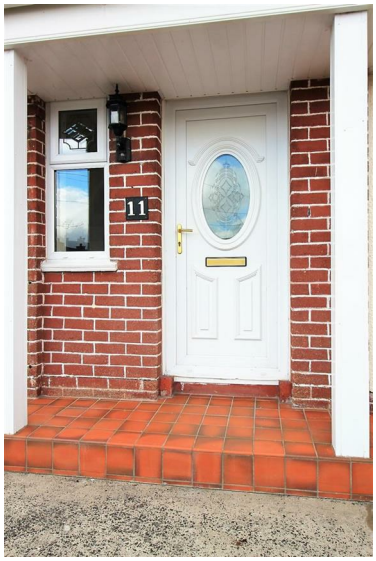
11 Waveney Avenue, Belfast, BT15 4FR

- End Terrace
- Lounge; Focal Point Fireplace
- Deluxe Bathroom With White Suite
- Gardens Front and Rear
- Convenient Location
- Two Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Recently Renovated
- Ideal First Time Buy / Buy To Let Investment Alike

Offers Over £99,950

EPC Rating C





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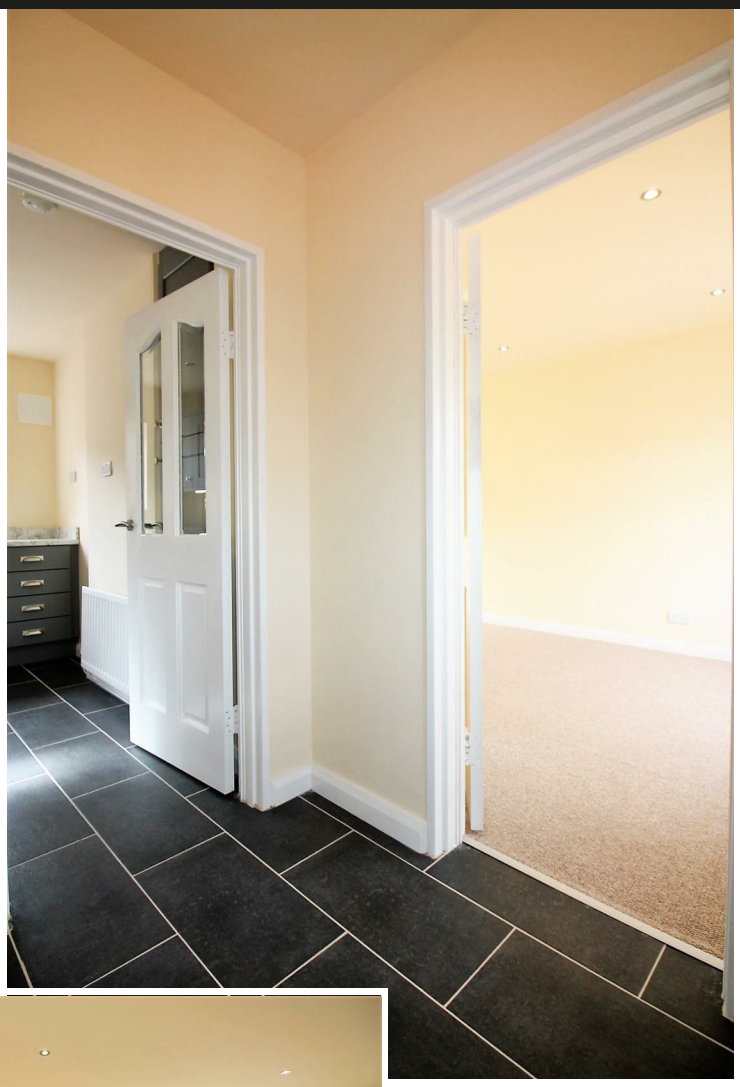




PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Tiled floor. Stairwell leading to first floor. Glass panelled doors to lounge and kitchen.

LOUNGE 17'11" x 9'11"

Focal point fireplace. PVC double glazed French doors to rear garden.

KITCHEN widest points

Modern fitted kitchen with range of high and low level storage units and contrasting marble effect melamine work surface. Stainless steel sink unit with draining bay. Integrated touch screen ceramic hob with glass splash back and stainless steel extractor hood over. Integrated oven. Plumbed for automatic washing machine. Access to store. Upstands to walls to match work surface. Tiled floor. PVC double glazed door to rear garden.







FIRST FLOOR

LANDING

Access via slingsby style ladder to partially floored roof space.
Gas fired central heating boiler.

BEDROOM 1 15'2" x 8'11"

Twin windows to front elevation. Built in wardrobe.

BEDROOM 2 9'11" x 8'8"

DELUXE FULLY TILED BATHROOM

Contemporary, white three piece suite comprising panelled bath, vanity unit and WC. Glass shower screen over bath.
Chrome towel radiator.

EXTERNAL

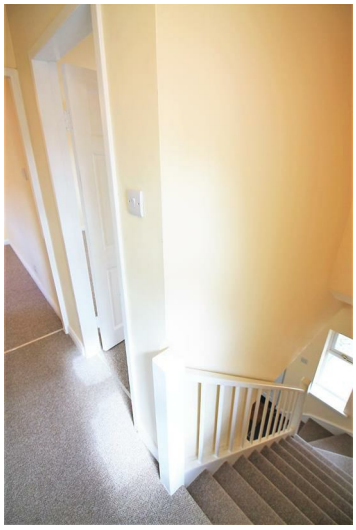
Low maintenance front garden finished in decorative stone.
Tiled entrance canopy.
Fully enclosed rear garden finished in grass, paved patio area and timber decking.
Store.
External lighting.
Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

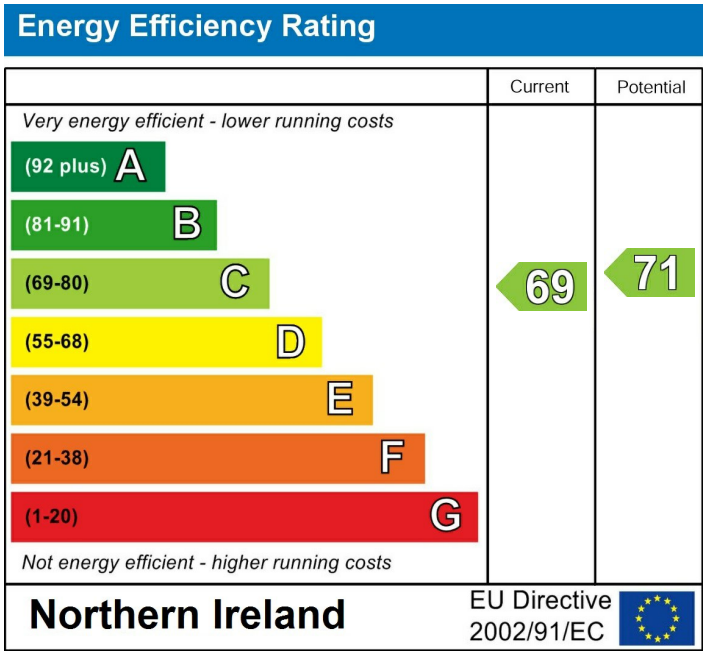






Immaculately presented, recently renovated, two bedroom, end terrace property with fully enclosed rear garden, holding a convenient position within this ever popular location off Donegall Park Avenue, offering easy access to Belfast City centre. The property comprises entrance hall, lounge with focal point fireplace, modern fitted kitchen with range of high and low level storage units, two well proportioned first floor bedrooms, and deluxe, fully tiled bathroom with contemporary, white three piece suite. Externally the property enjoys low maintenance front garden finished in decorative stone, and fully enclosed rear garden finished in grass, paved patio area and timber decking. Other attributes include gas fired central heating, PVC double glazing and convenient location. Ideal first time buy / buy to let investment alike. Early viewing highly recommended to avoid disappointment.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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PRS Property Redress Scheme

Awards

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Telegraph PROPERTY AWARDS 2019

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

THE INVESTORS IN PEOPLE AWARDS 2019 Finalist

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