

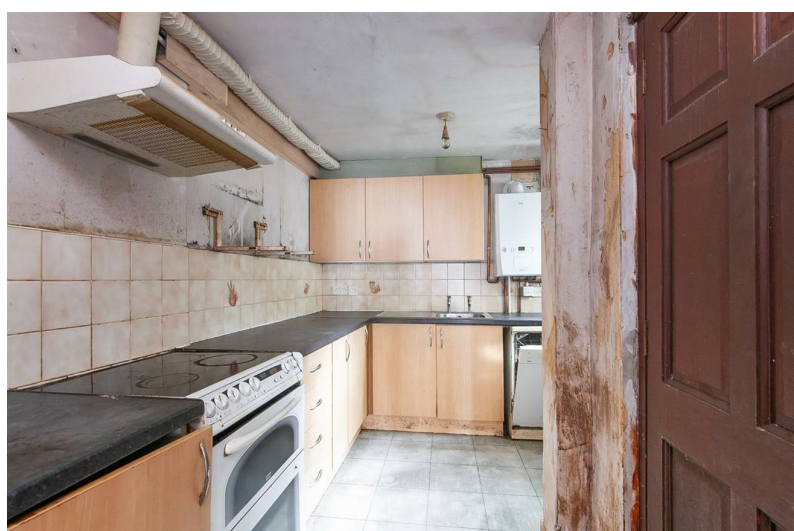
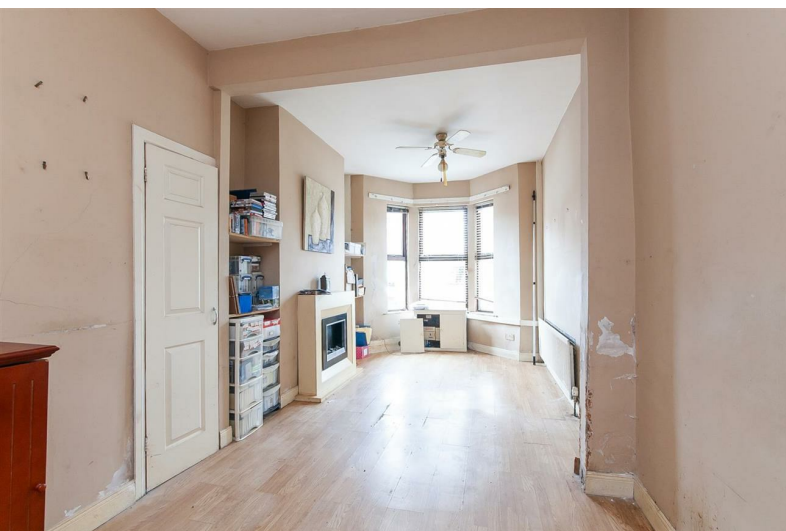


36 Ava Street, Belfast, BT7 3BS

- Bay-Fronted, Period Townhouse Property
- Lounge Through Dining Room
- Shower Room; Furnished Cloakroom
- Rear Yard
- Convenient, Well Sought After Location
- Four Bedrooms
- Kitchen
- Gas Heating
- Many Original Features Throughout

Offers Over £179,950

EPC Rating E



36 Ava Street, Belfast, BT7 3BS



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Hardwood front door with glass panelled fanlight over. Feature height ceilings with coving continuing throughout the majority of the property. Wood laminate floor covering. Glass panelled door leading to:

ENTRANCE HALL

Stairwell to first floor. Wood laminate floor covering.

LOUNGE THROUGH DINING ROOM 23'7" x 9'10" (wps)

Bay window to front elevation. Wood laminate floor covering. Built in stores. Access to under stairs storage.

REAR HALL



FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Splashback tiling to sink.

KITCHEN 12'2" x 7'11" (wps)

Fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Cooker point with extractor hood over. Space for fridge freezer. Plumbed and space for dishwasher. Stainless steel sink unit with draining bay. Gas fired central heating boiler. Splashback tiling to walls. Access to rear yard.

FIRST FLOOR

LANDING

Stairwell to second floor. Exposed tongue and groove timber flooring.

SHOWER ROOM

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Access to roof space.

BEDROOM 1 13'6" x 10'6"

Exposed tongue and groove timber flooring.

BEDROOM 2 9'6" x 8'4"

Cast iron fireplace. Exposed tongue and groove timber flooring.

SECOND FLOOR

LANDING

Exposed tongue and groove timber flooring.

BEDROOM 3 13'7" x 10'6"

Exposed tongue and groove timber flooring.

BEDROOM 4 9'6" x 8'5" (wps)

Exposed tongue and groove timber flooring.

EXTERNAL

Fully enclosed rear yard.

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.





Bay-fronted, four bedroom, three storey, period townhouse property, conveniently situated off Ormeau Road, South Belfast.

The property comprises, entrance hall, lounge through dining room, rear hall, furnished cloakroom, kitchen, four well-proportioned bedrooms, and shower room.

Externally, the property enjoys small, fully enclosed yard to rear.

Other attributes include gas heating and original features throughout.

The property is in need of modernising and refurbishment, as generously reflected within marketing figure.

Early viewing highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	62
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	

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

INVESTORS IN PEOPLE®
We invest in people Gold

PRS Property Redress Scheme

Proudly sponsoring

 **Northern Ireland Children's Hospice**

Awards

Telegraph
PROPERTY AWARDS 2018
in partnership with

Telegraph
PROPERTY AWARDS 2019
in partnership with

Shortlisted
TheNegotiator Awards 2018

Shortlisted
TheNegotiator Awards 2019

THE INVESTORS IN PEOPLE AWARDS 2019
Finalist

TheNegotiator Awards 2019
REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND
GOLD

WE ARE MACMILLAN. CANCER SUPPORT