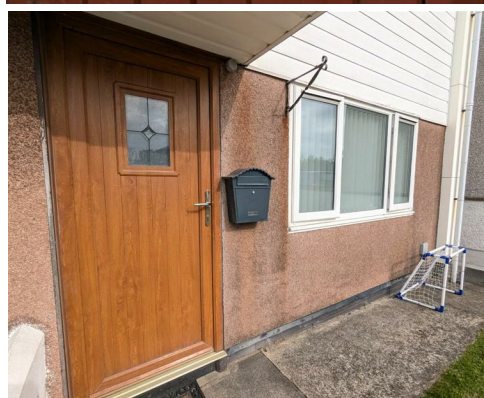




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	

Let's point you in the right..... **DIRECTION**

- Two-bedroom end terrace house in walking distance to shops and local amenities
- Well presented throughout, recently updated internal and external doors
- Great opportunity for first time buyers or investors

Offers Around £135,000

50 Church Avenue is an attractive and well-presented two-bedroom property, ideally situated in a central and convenient location close to local primary schools, a doctors' surgery, shops, bars and restaurants. Finished to a good standard throughout, the property benefits from newly fitted internal doors, an enclosed rear garden and useful external storage. Offering comfortable, low-maintenance accommodation, it represents an excellent opportunity for first-time buyers and investors alike.

HALLWAY:

PVC entrance door, staircase leading to the first floor and oak door providing access to the living room.

LIVING ROOM:

14'5" x 13'0" at widest points (4.40m x 3.98m at widest points)

Spacious and bright reception room enjoying views over the front garden. Open fireplace with back boiler, tiled hearth and wooden mantel, laminate wood flooring, radiator, power points and access to the kitchen/dining area.

KITCHEN DINING AREA:

14'6" x 11'2" (4.44m x 3.42m)

Well-presented kitchen and dining area with a range of high- and low-level units, wood-effect laminate work surfaces and tiled splashback. Integrated electric oven and hob, recess and plumbing for appliances, tiled flooring and direct access to the rear garden.

STAIRCASE LANDING:

Carpeted staircase and landing providing access to two bedrooms, the bathroom and a storage cupboard. Newly fitted internal doors throughout.

BEDROOM 1:

12'11" x 11'5" (3.94m x 3.49m)

Spacious double bedroom with pleasant views, built-in wardrobe, carpeted flooring, radiator and power points.

BEDROOM 2:

10'6" x 8'0" (3.21m x 2.45m)

Double bedroom overlooking the rear of the property, with carpeted flooring, radiator and power points.

BATHROOM:

7'2" x 5'8" (2.20m x 1.74m)

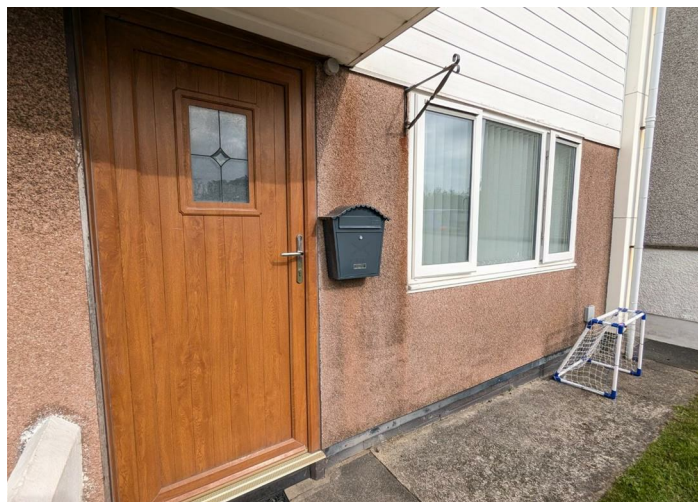
Quadrant shower enclosure, wall-mounted wash hand basin, low-flush WC, radiator, tiled flooring and full-height wall tiling.

EXTERNAL:

The property benefits from a private and fully enclosed rear garden, finished with flagstones for ease of maintenance and incorporating two useful storage sheds. The front garden is laid in lawn, while a pathway provides access to the rear of the property.

DISCLAIMER

All measurements are approximate and are for general guidance only. Any fixtures, fittings, services heating systems, appliances or installations referred to in these particulars have not been tested and therefore no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included in the property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither do Property Directions nor does any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



If you are considering the sale of your own property, we would be pleased to provide you with a valuation. | We are able to introduce you to a Financial Adviser in respect of arranging a mortgage, please ask for details. All measurements are approximate and are for general guidance only. Any fixtures, fittings, services heating systems, appliances or installations referred to in these particulars have not been tested and therefore no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown in included in the property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither do Property Directions nor does any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

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