

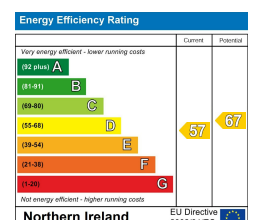


## 168 Bates Avenue, Belfast, BT12 6ND

**Price Guide £125,000**

Located in the increasing popular Bates Avenue, this mid terrace property is convenient to the City and Royal hospitals, Lisburn Road and Belfast City Centre, with the motorway networks and a range of transports routes within walking distance. The property will appeal to first time buyers, investors and those seeking accommodation for family members studying QUB. Well presented the accommodation comprises spacious lounge, modern fitted kitchen, contemporary ground floor shower room and three good sized bedrooms on the first floor. Further benefits include, Oil central heating, pvc double glazed windows and large detached garage. Due to demand for property in this locality and with nearby developments selling fast, early viewing comes strongly recommended.

- Attractive Mid Terrace Property
- Spacious Lounge
- Contemporary Ground Floor Shower Room
- Detached Garage
- Suitable For A Range Of Buyers
- Three Good Sized Bedrooms
- Modern Kitchen With Dining Space
- Oil Central Heating / PVC Double Glazed Windows
- Ideal Location



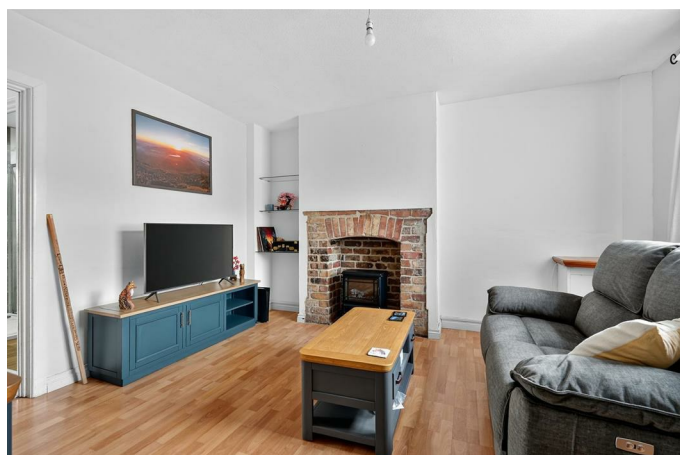


**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**

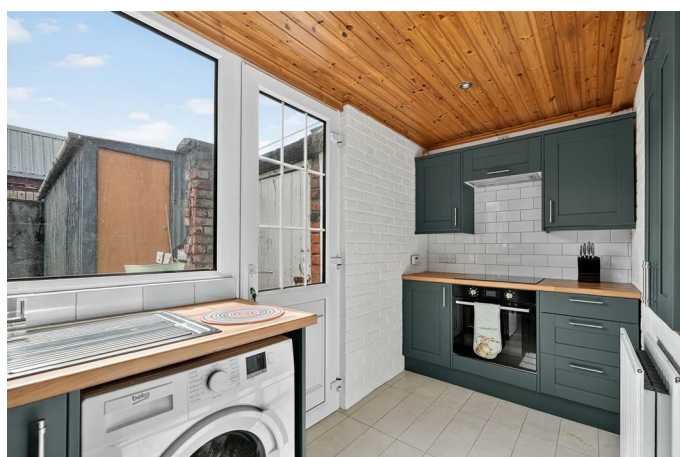
Composite front door leading to tiled porch.

**LIVING ROOM 13'5" x 13'1" (4.1 x 4.0)**



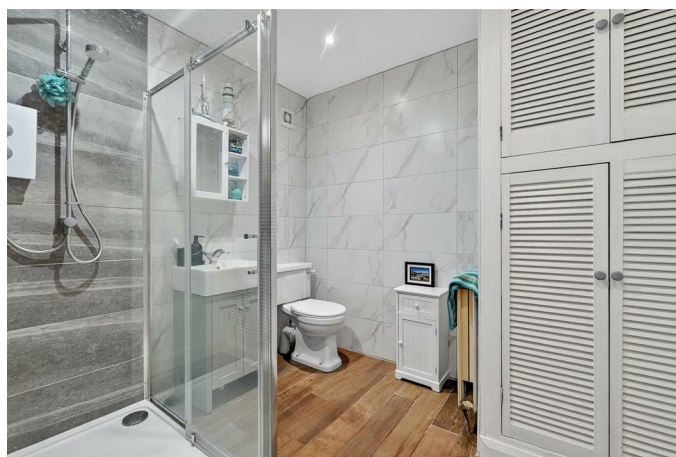
Laminate flooring, under stairs storage and feature exposed brick surround fireplace.

**KITCHEN / DINING 14'9" x 13'1" (4.5 x 4.0)**



Contemporary kitchen comprising range of high and low level units, integrated oven with ring electric hob, extractor fan, washing machine, built in dishwasher, integrated fridge / freezer, part tiled walls and tiled floor.

**SHOWER ROOM 8'6" x 6'10" (2.6 x 2.1)**



White suite comprising, Low flush W.C, wash hand basin with built in vanity unit, enclosed shower, extractor fan, hot press with built in storage, fully tiled walls and tiled wood effect flooring.

**ON THE FIRST FLOOR**

**BEDROOM ONE 13'5" x 9'10" (4.1 x 3.0)**



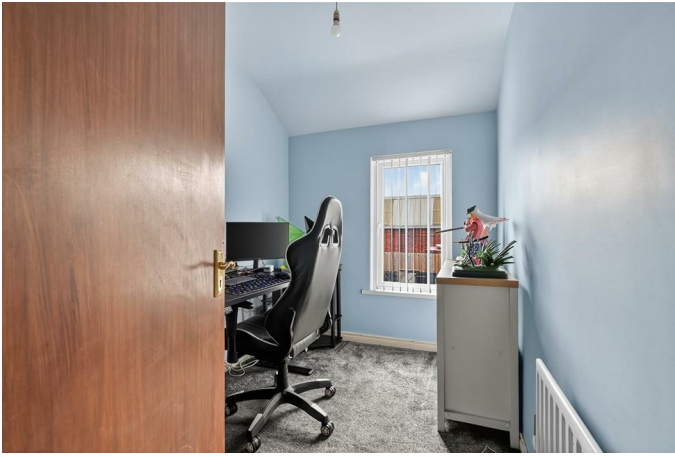
Laminate flooring.

**BEDROOM TWO 8'6" x 6'2" (2.6 x 1.9)**



Built in storage.

### BEDROOM THREE 8'6" x 6'2" (2.6 x 1.9)



### FLOORED ROOFSpace

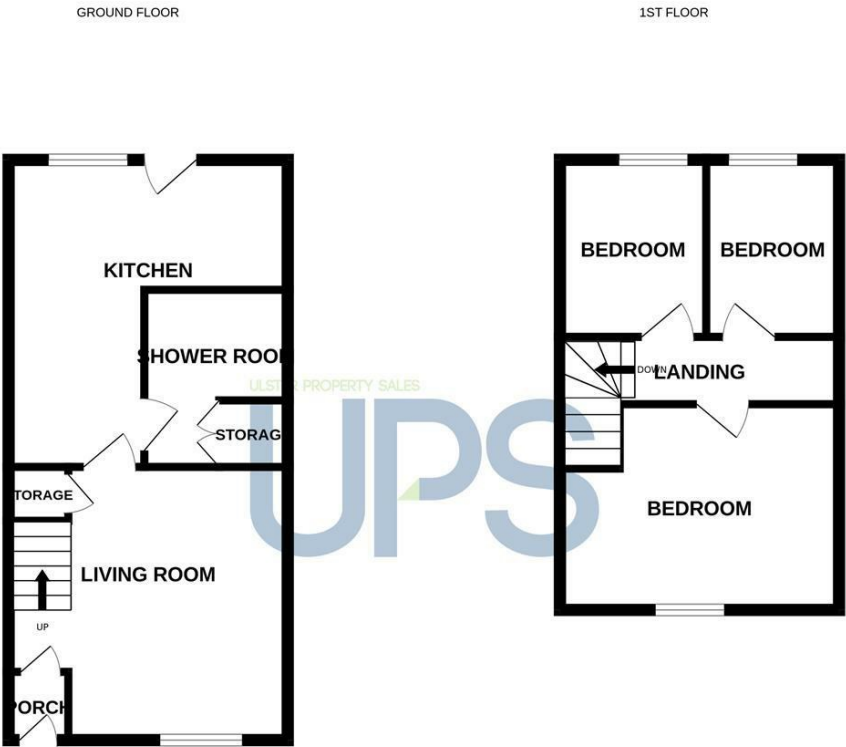
Access via slingsby ladder.

### OUTSIDE



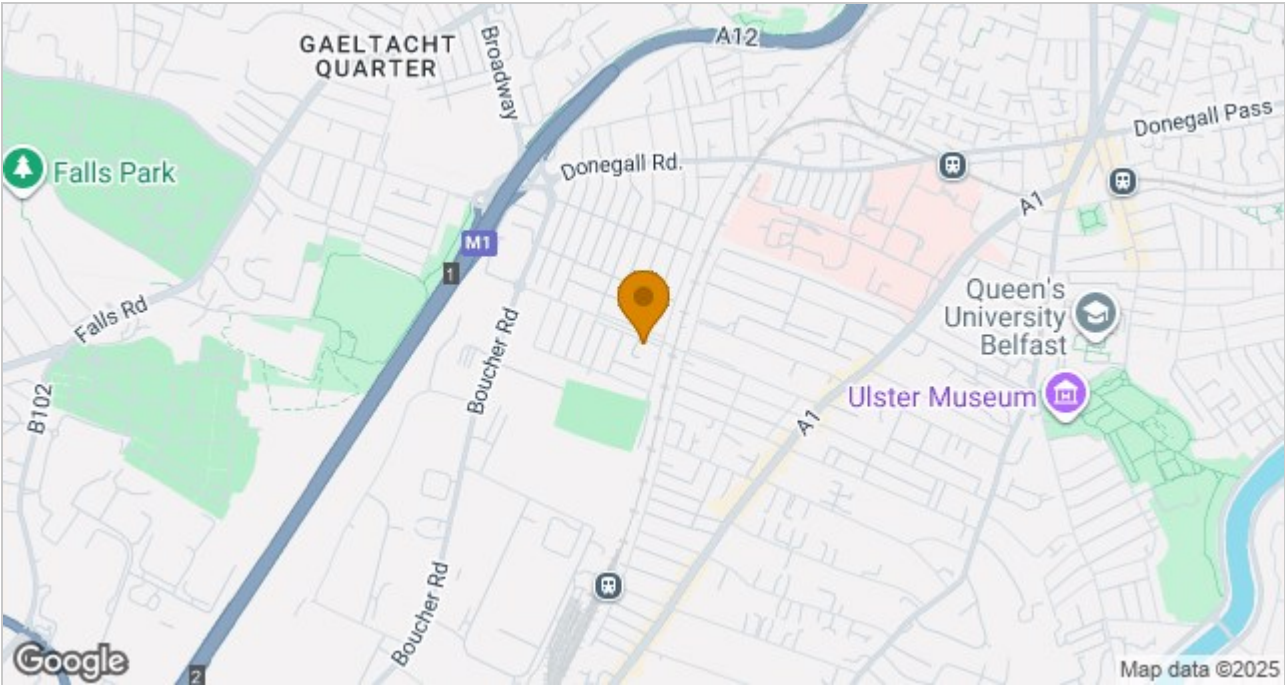
Paved front with enclosed patio area and detached garage to rear.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



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