

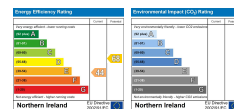


23 Ainsworth Pass

Belfast, BT13 3FQ

Offers in the region of

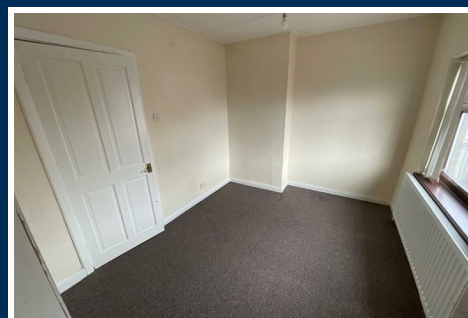
£85,000



23 Ainsworth Pass

, Belfast, BT13 3FQ

Offers in the region of £85,000



A fantastic opportunity to acquire an extended semi-detached villa in a highly sought after residential location which is sure to appeal to investor and first-time buyers in particular.

Internally the dwelling comprises of an entrance hall, bright reception, dining room, modern fitted kitchen, downstairs bathroom suite and three first floor bedrooms. Outside there is a large enclosed rear garden.

The property further benefits from oil fired central heating and full uPVC double glazing.

Ainsworth Pass is conveniently located close to many leading shops and amenities including Woodvale Park, Ballygomartin Tesco and a whole host of independent traders. It also shares excellent transport links with Belfast City Centre with the closest bus stop just minutes from the front door.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

Ground Floor

Vestibule Entrance

PVC front door with smoked glass inset, double panelled radiator, stairs leading to first floor

Living Room 11'9" x 10'5" (3.6m x 3.2m)

Wooden entrance door with glass insets, enclosed electric meter box, double panelled radiator, french doors leading to dining area

Dining Area 13'5" x 7'10" (4.1m x 2.4m)

Ample under stair storage, enclosed storage and hot press, 2 double panelled radiators

Kitchen 8'6" x 7'2" (2.6m x 2.2m)

Modern fitted kitchen with both high and low level units and contrasting worktops, stainless steel sink and drainer with mixer tap, integrated oven and hob with extractor hood, plumbed for a washing machine, access to rear garden

Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basin and panelled bath with shower attachment overhead, tiled flooring and walls, panelled radiator

First Floor

Bedroom 1 13'1" x 8'10" (4.0m x 2.7m)

Ample enclosed storage units including slide robes, single panelled radiator

Bedroom 2 10'9" x 6'2" (3.3m x 1.9m)

Panelled radiator

Bedroom 3 7'10" x 6'6" (2.4m x 2.0m)

Panelled radiator

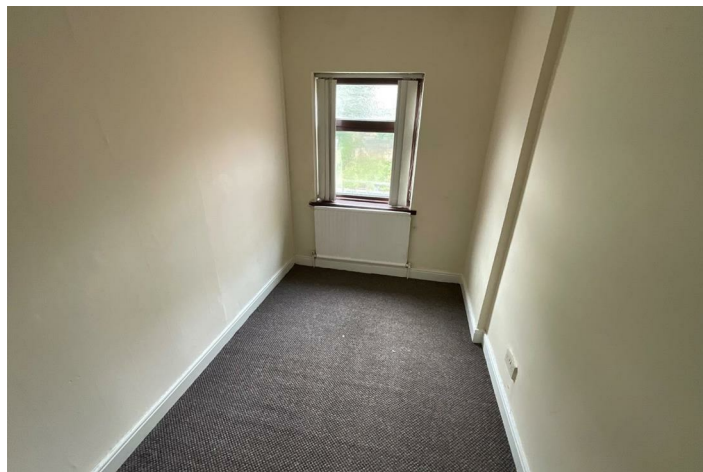
Outside

Front

Cast iron fence and security gate, access to rear yard via gate at side of property

Rear

Spacious and elevated rear yard, enclosed boiler house, PVC Oil tank, water tap, access to front of property via side gate



Road Map



Hybrid Map



Terrain Map



Floor Plan

VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.