

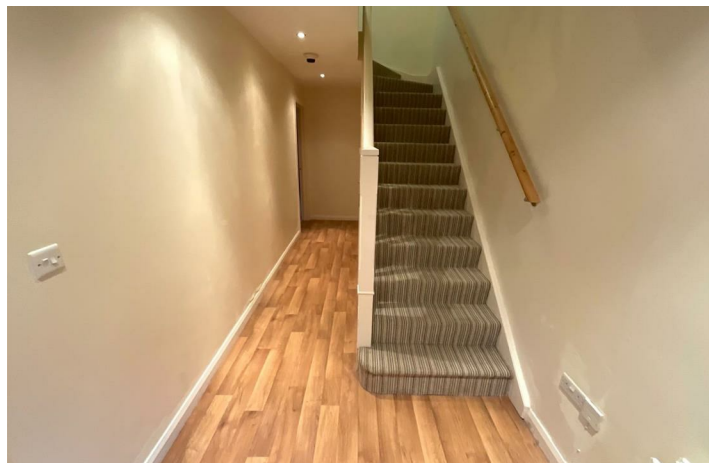
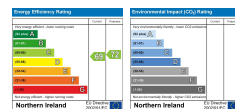


36 Ainsworth Avenue

Belfast, BT13 3EN

Offers in the region of

£120,000



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A well presented modern townhouse in a highly regarded residential location which is sure to appeal to first-time buyers and those with a growing family.

Internally the dwelling has been tastefully decorated throughout and comprises a spacious hallway, large living room, modern fitted kitchen with ample dining space, downstairs WC, classic white bathroom suite and three well proportioned bedrooms (one with en suite). Outside there is an enclosed yard to the rear.

The property further benefits from gas fired central heating and uPVC double glazing throughout.

Situated on a beautiful tree lined avenue the house is conveniently located close to many leading shops and amenities including Ballygomartin Tesco and Woodvale Park and has a wealth of independent retailers on its doorstep. It also shares excellent transport links with Belfast City Centre with the closest bus stop located at the end of the street.

Properties of such a high standard are increasingly rare to the sales market and internal viewing is highly recommended to fully appreciate this gem of a home.

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

Ground Floor

Living Room 17'1" x 8'7" (5.23m x 2.63m)

Wood laminate flooring, double panelled radiator

Hallway

Composite PVC front door with smoked glass inset, recessed lighting, enclosed electricity meter, double panelled radiator, stairs leading to first floor

Downstairs WC

Low flush WC, pedestal wash hand basin, tiled flooring, panelled radiator, extractor fan

Kitchen 16'6" x 9'8" (5.03m x 2.97m)

Modern fitted kitchen with a wide range of high and low level units, tiled splash backs and contrasting worktops, recessed lighting, stainless steel bowl and a half sink and drainer with mixer taps, integrated oven and hob with extractor hood, plumbed for a washing machine, enclosed gas boiler, fridge freezer space, ample dining space, double panelled radiator, tiled flooring, access to rear yard

First Floor

Bathroom

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

Master Bedroom 13'10" x 12'7" (4.22m x 3.84m)

Wood laminate flooring, panelled radiator

En Suite

Spacious en suite including low flush WC, pedestal wash hand free standing shower, tiled flooring, panelled radiator

Rear Bedroom 12'11" x 9'8" (3.96m x 2.96)

Wood laminate flooring, panelled radiator

Third Bedroom 7'6" x 6'11" (2.30m x 2.11m)

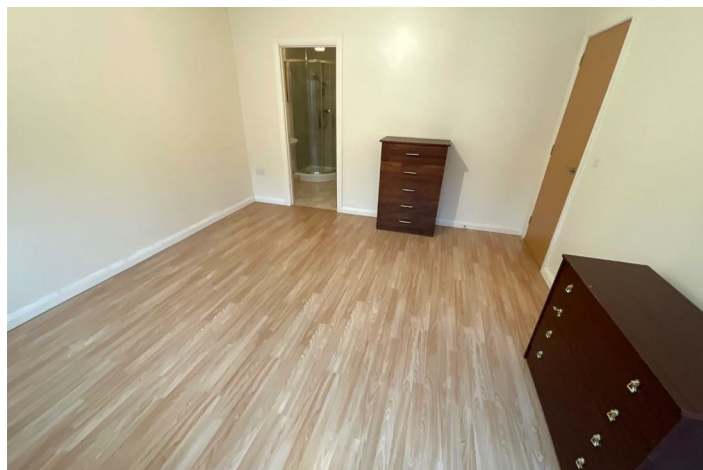
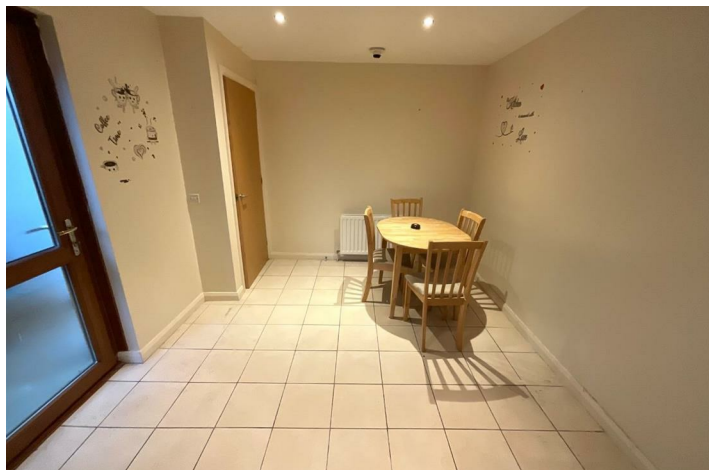
Wood laminate flooring, panelled radiator

Landing

Enclosed storage cupboard, access to roof space

Outside

Enclosed yard with access to rear entry



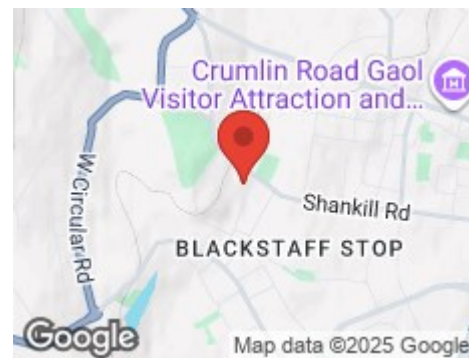
Road Map



Hybrid Map



Terrain Map



Floor Plan

VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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