

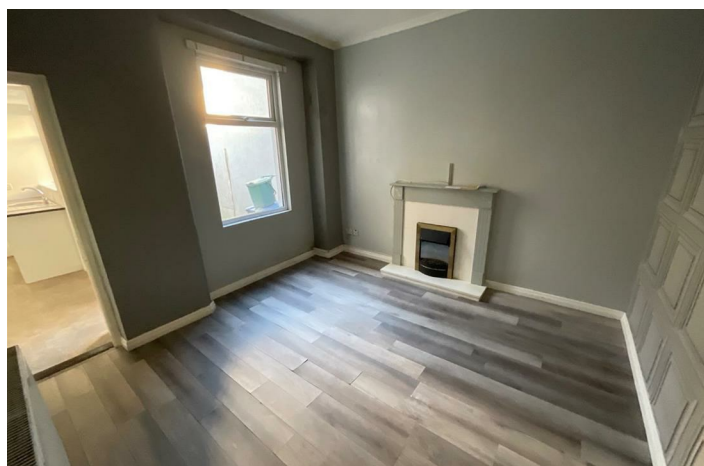
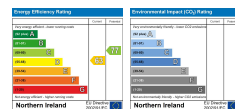


15 Ainsworth Avenue

Belfast, BT13 3EN

Offers in excess of

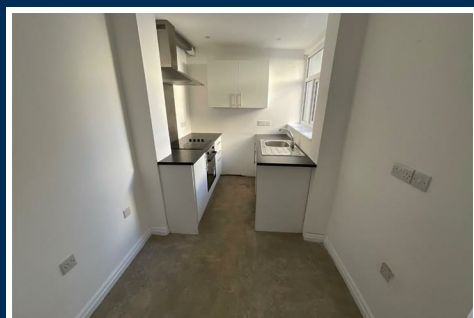
£100,000



15 Ainsworth Avenue

, Belfast, BT13 3EN

Offers in excess of £100,000



A well presented and spacious townhouse which is sure to appeal to growing families, investors and professionals alike.

Internally the dwelling comprises a vestibule entrance, hallway, two receptions, modern fitted kitchen, classic white bathroom suite and three well proportioned bedrooms. Outside there is an enclosed yard to the rear.

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

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.

First Floor

Vestibule Entrance

PVC front door with smoked glass inset, wood laminate flooring, leading to:

Hallway

Double panelled radiator, wood laminate flooring, stairs leading to first floor

Front Reception 10'9" x 10'1" (3.28m x 3.09m)

Enclosed gas boiler, enclosed electricity meter, wood laminate flooring, double panelled radiator

Rear Reception 11'6" x 11'1" (3.53m x 3.40m)

Wood laminate flooring, double panelled radiator

Kitchen 13'9" x 6'9" (4.20m x 2.08m)

Fitted kitchen with high and low level units and contrasting worktops, stainless steel sink and drainer with mixer taps, integrated oven and hob with extractor hood, plumbed for a washing machine, vinyl flooring, under stair storage, double panelled radiator, access to rear yard

First Floor

Bathroom

White 3 piece bathroom suite including free standing shower, floor mounted pedestal wash hand basin, low flush W/C, Upvc wall and ceiling cladding, vinyl flooring

Front Bedroom 13'2" x 10'2" (4.02m x 3.12m)

Double panelled radiator

Rear Bedroom 10'9" x 8'11" (3.30m x 2.72m)

Double panelled radiator

Second Floor

Third Bedroom 16'0" x 14'5" (4.90m x 4.41m)

Eaves storage, access to roof space, velux window, double panelled radiator

Outside

Enclosed rear yard with access to rear entry



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.