



## 53 London Road, Off Ravenhill / Woodstock Road, Belfast, BT6 8EZ

**Asking Price £134,950**

London Road is conveniently positioned just between the lower Ravenhill & Woodstock Road and is perfectly positioned to take advantage of all that the local area has to offer, whilst also giving easy access to Belfast city centre.

The property itself is beautifully maintained and comprises of a spacious through lounge / dining room, extended kitchen, ground floor white bathroom suite and two good sized bedrooms on the first floor. The property also benefits from oil fired central heating, upvc double glazing and a low maintenance enclosed yard to the rear.

This property is a wonderful blend of comfort and convenience, making it an ideal choice for those looking to step onto the property ladder. Don't miss the chance to make this delightful house your new home.

- Well Presented Mid-Terrace Home
- Through Lounge / Dining Room
- Ground Floor White Bathroom Suite
- Double Glazed
- Convenient Location close to shops, parks & transport links
- Two Good Sized Bedrooms
- Extended Fitted Kitchen
- Oil Fired Central Heating
- Enclosed Rear Yard
- Excellent First Time Purchaser or Investment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
Northern Ireland			
EU Directive 2002/91/EC			

## Property Entrance



Glazed upvc front door opens onto open plan lounge / dining room. Laminate flooring

**Lounge / Dining Room 21'4" x 11'5" (6.52m x 3.49m)**



Open plan lounge / dining room with feature wooden staircase. Laminate flooring



### **Extended Fitted Kitchen 13'10" x 11'5" (4.22m x 3.49m)**



Fitted kitchen with a selection of upper and lower level units complete with stainless steel sink with drainer. Plumbed for washing machine. Tile effect vinyl flooring, part tiled walls and recessed spotlights. Glazed patio doors open onto enclosed rear yard. Access to hot press.

### **Ground Floor White Bathroom Suite 7'0" x 5'8" (2.15m x 1.75m)**



White bathroom suite comprising of panelled bath, pedestal wash hand basin with stainless steel mixer taps, corner shower cubicle and low flush w.c. White tiled walls and tile effect vinyl flooring. Recessed spotlights.

### **First Floor**

**Bedroom 1 13'2" x 11'6" (4.03m x 3.51m)**



Spacious double bedroom with recessed storage area.

**Bedroom 2 11'6" x 6'11" (3.53m x 2.12m)**



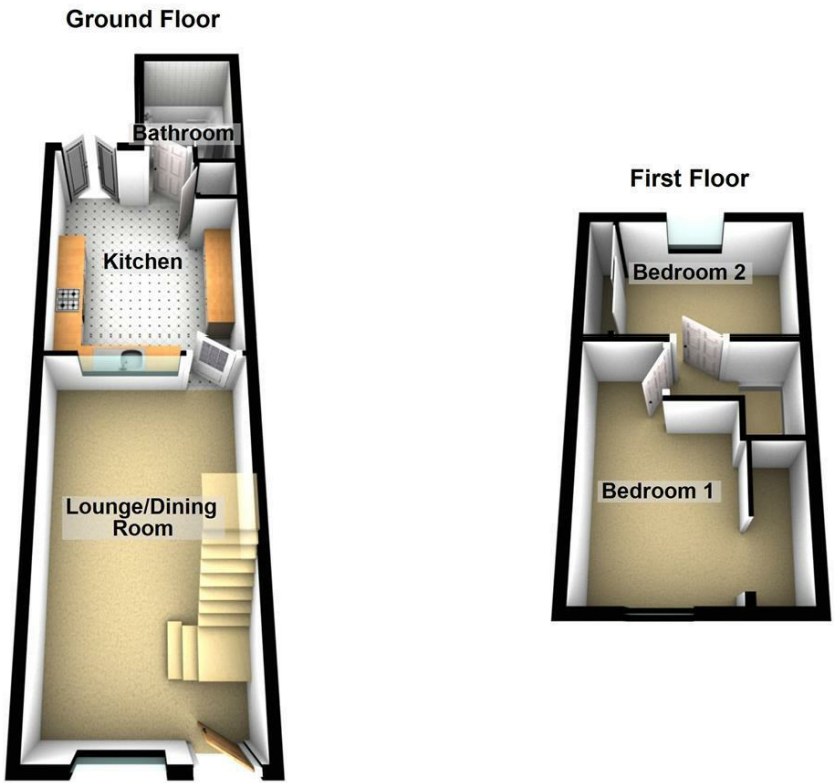
Double bedroom with built-in mirrored slide robes.

**Enclosed Rear Yard**

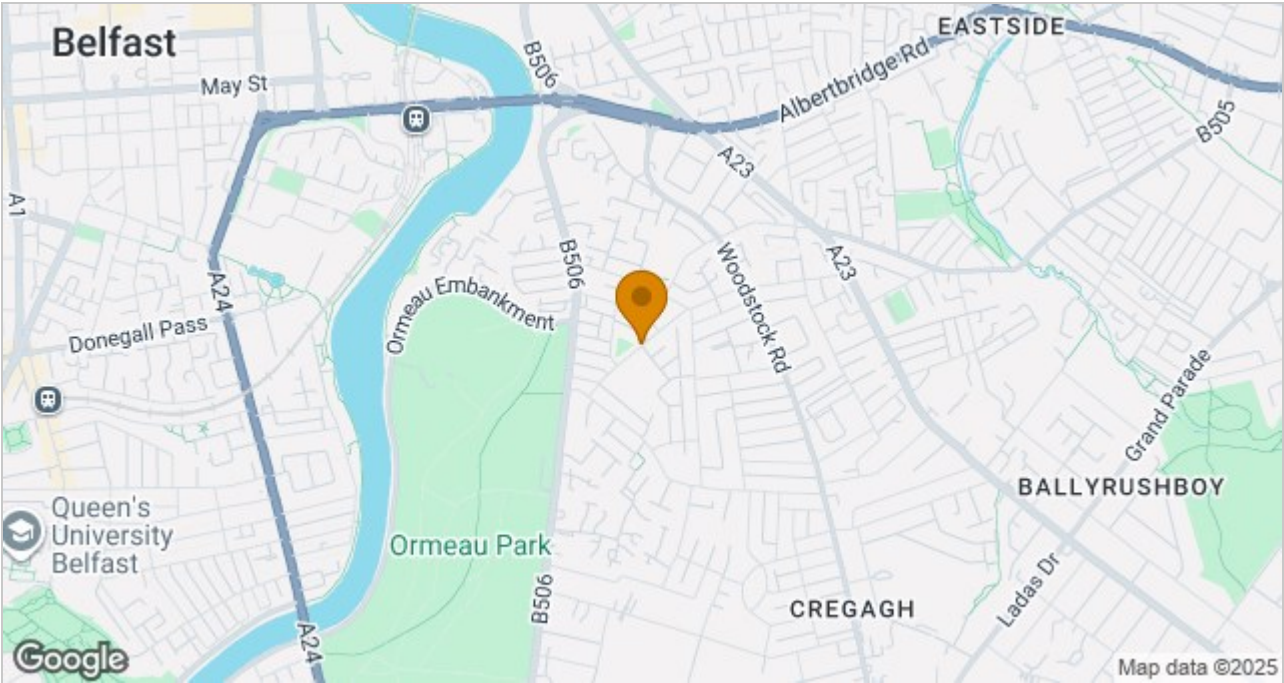


Enclosed rear yard housing oil tank and boiler.

Floor Plan



Area Map



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