



11 Annadale Gardens, Belfast, BT7 3DS

Asking Price £159,950

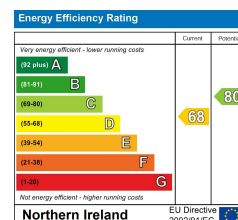
Situated in a small cul de sac off Annadale Avenue, this end terrace home offers convenience to Stranmillis, Queens University and the Ormeau. Close to the banks of the River Lagan the property also provides easy access to the City Centre from the Lagan Tow Path.

The property itself is an end terrace positioned on a fantastic plot with a superb side and southerly aspect rear garden, while inside there are two good sized bedroom, bathroom suite on the first floor, lounge / dining and fitted kitchen on the ground floor.

The property also benefits from an oil heating system and solar panels on the roof and cavity wall insulation. T

An excellent first time purchase and or investment property.

- End Terrace Home
- Two Bedrooms
- Fitted Kitchen
- Solar Panels On Roof/Cavity Wall Insulation
- Large Side & Rear Garden
- Cul De Sac Location
- Lounge / Dining
- Bathroom Suite 1st Floor
- Oil Heating System



Entrance Hall



Upvc glass panelled front door to entrance hall, laminate flooring. Controls for solar panels in understairs storage cupboard.

Lounge / Dining 17'8 x 9'9 (5.38m x 2.97m)



Fitted Kitchen 10'0 x 8'4 (3.05m x 2.54m)



Range of high and low level built-in units, glazed cabinets, single drainer sink unit with

mixer taps, built-in 4 ring hob and under oven, stainless steel overhead extractor fan. Part tiled walls. Pvc door to the side.

First Floor

Bedroom One 15'4 x 9'0 (4.67m x 2.74m)



Built in storage.

Bedroom Two 9'9 x 8'9 (2.97m x 2.67m)



Bathroom Suite



Comprising panelled bath with mixer taps, hand shower wash hand basin with mixer taps with storage below, low flush w.c.

Landing

Landing. Access to roofspace.

Outside Front

Communal parking area.

Easily maintained area to front.

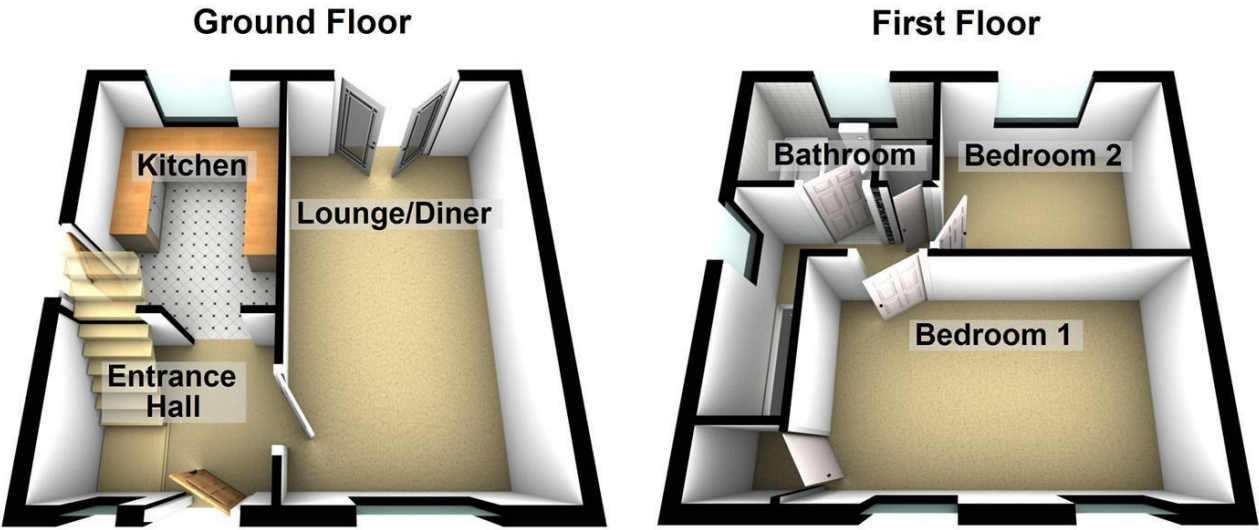
Outside Side & Rear



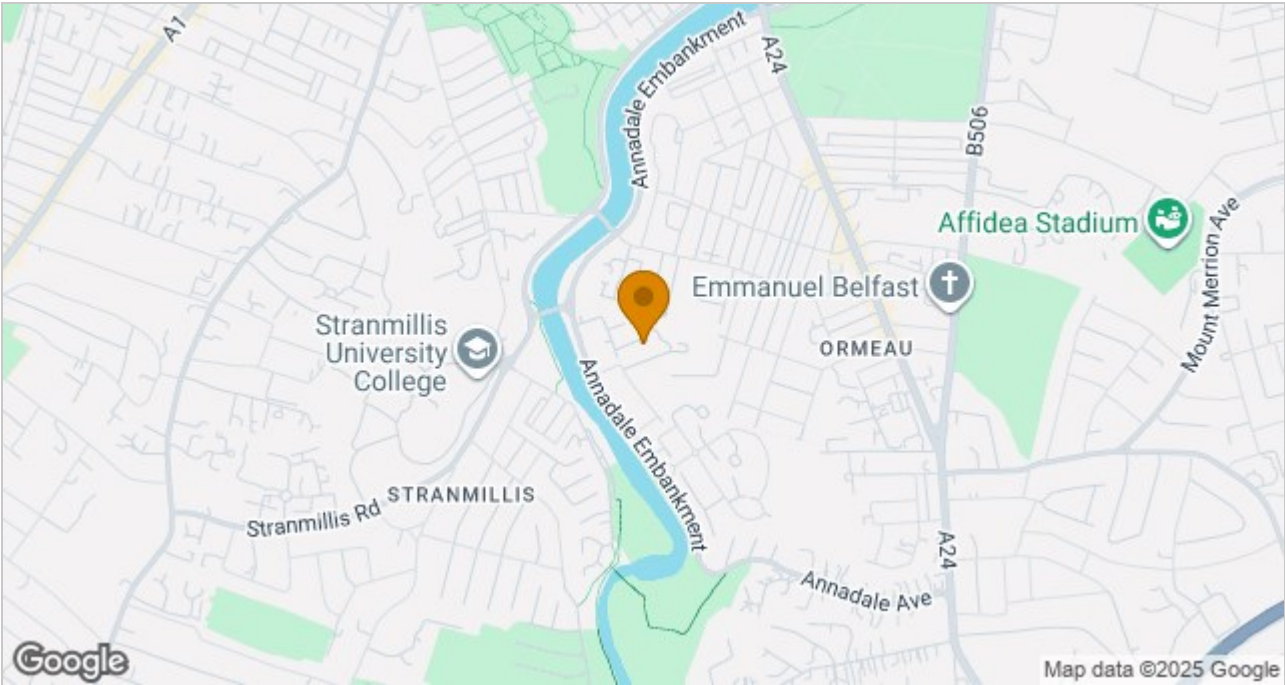
Corner property with fantastic side and rear garden.



Floor Plan



Area Map



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