



67 Rochester Avenue, Cregagh Road, Belfast, BT6 9JW

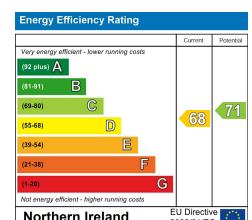
Asking Price £245,000

Rochester Avenue is a popular residential street located just off the Upper Cregagh Road in South East Belfast. In a high demand location, given its close proximity to leading schools, shops, bus and arterial routes, it is also convenient to the recently opened Lisnasharragh leisure Centre, which is only a matter of minutes from your front door.

The property itself has been finished to a high standard and comprises of three good sized bedrooms, spacious lounge, open plan kitchen / dining room with modern fitted kitchen and contemporary white bathroom suite on the first floor.

Externally there is off street parking to the front of the property with a private driveway, and to the rear of the property there is an enclosed rear garden with laid lawn and two separate patio areas. To complete the home the property comes with gas fired central heating and double glazing as standard. A superb home with nothing to do but to just add your own furniture, we don't anticipate this one sitting around for long so make sure to arrange your viewing at your earliest opportunity!

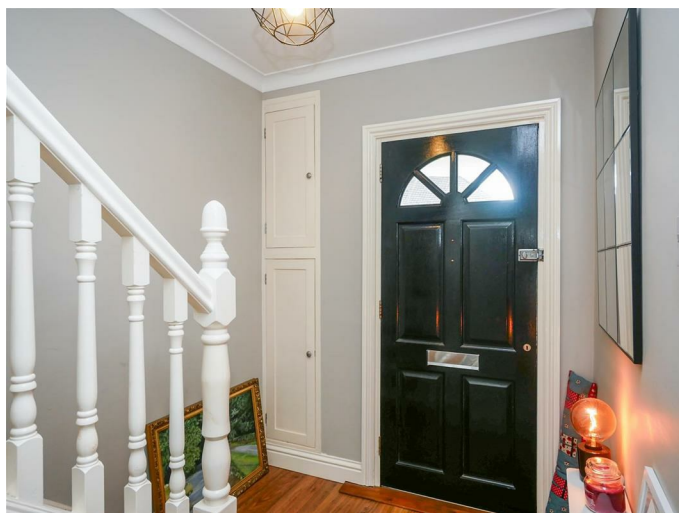
- Beautifully Presented Semi-Detached Home
- Spacious Lounge
- Modern Fitted Kitchen
- Gas Heating / Double Glazed
- Private Driveway with Off Street Parking
- Three Good Sized Bedrooms
- Open Plan Kitchen / Dining Room
- Contemporary White Bathroom Suite
- Enclosed Gardens with Laid Lawns to Front & Rear
- Fantastic location close to excellent selection of shops, schools & transport links



Entrance Hall 14'0" x 6'5" (4.28m x 1.96m)



Glazed hardwood front door opens onto generous entrance hall with laminate flooring. Access to under-stair storage.



Lounge 14'4" x 12'10" (4.39m x 3.92m)



(measurements at widest points) Bright and spacious lounge with bay window and laminate flooring.



Kitchen / Dining Room 19'7" x 12'5" (5.98m x 3.80m)



(measurements at widest points) Spacious open plan kitchen / dining room with tiled flooring and glazed patio doors that opens onto enclosed rear garden.



Modern Fitted Kitchen 9'9" x 8'11" (2.99m x 2.72m)



Modern fitted kitchen with a selection of upper and lower level units complete with wooden worktops, Belfast sink and stainless steel overhead extractor fan. Plumbed for washing machine and dishwasher. Recessed spotlights.



First Floor



Bedroom 1 14'4" x 10'0" (4.39m x 3.07m)



Spacious double bedroom with bay window and laminate flooring.

Bedroom 2 12'5" x 10'9" (3.81m x 3.30m)



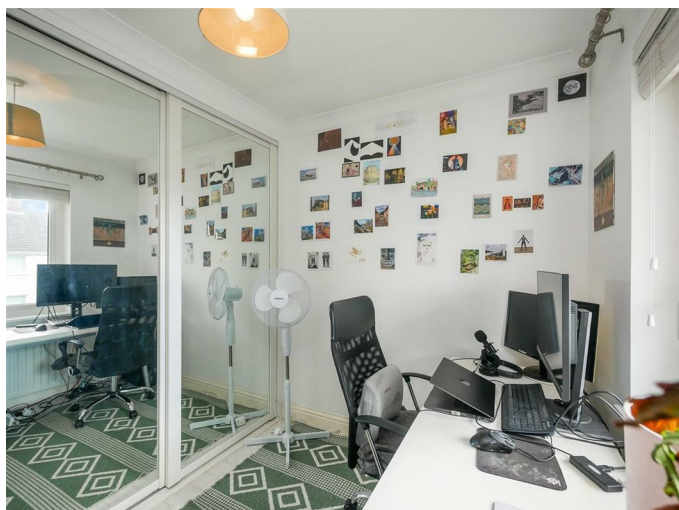
Spacious double bedroom with laminate flooring.



Bedroom 3 9'3" x 8'10" (2.82m x 2.70m)



Generous single bedroom with built-in mirrored slide robes and laminate flooring.



Contemporary White Bathroom Suite



Contemporary white bathroom suite comprising of free standing oval bath with stainless steel mixer taps, spacious corner shower cubicle with oversized shower head

attachment, pedestal wash hand basin, low flush w.c and heated chrome towel rail. Part tiled walls and tiled flooring.



Property Front



Enclosed garden with laid lawn to the front bordered by timber fencing along with private driveway to the side covered in loose stone.



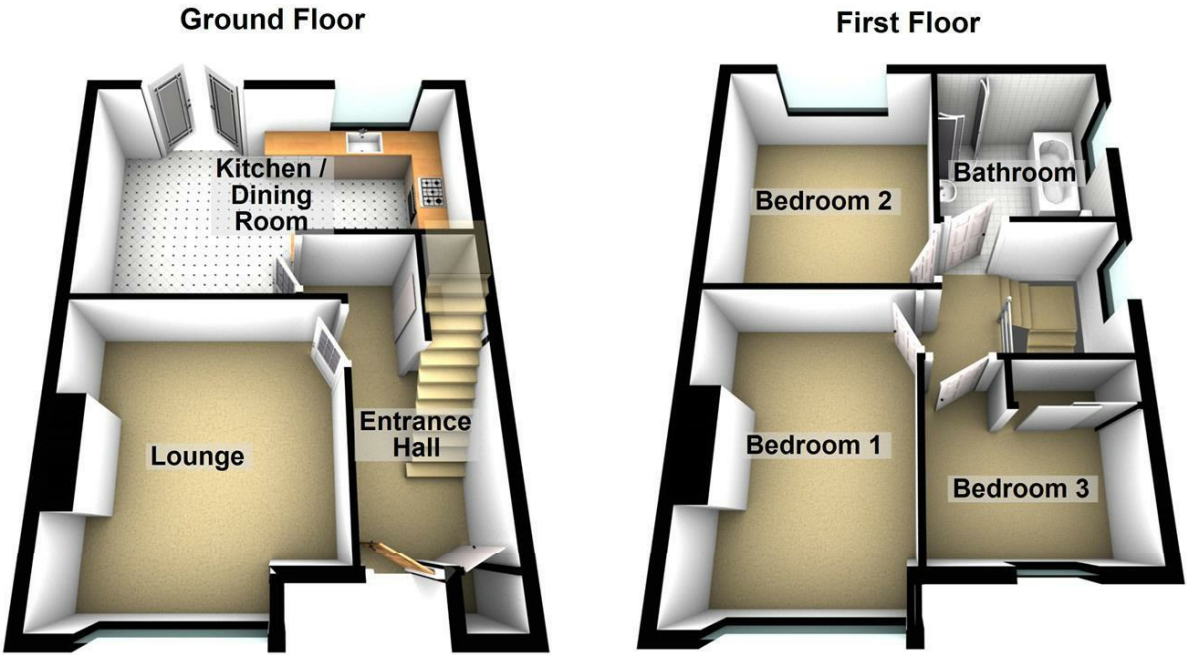
Enclosed Rear Garden



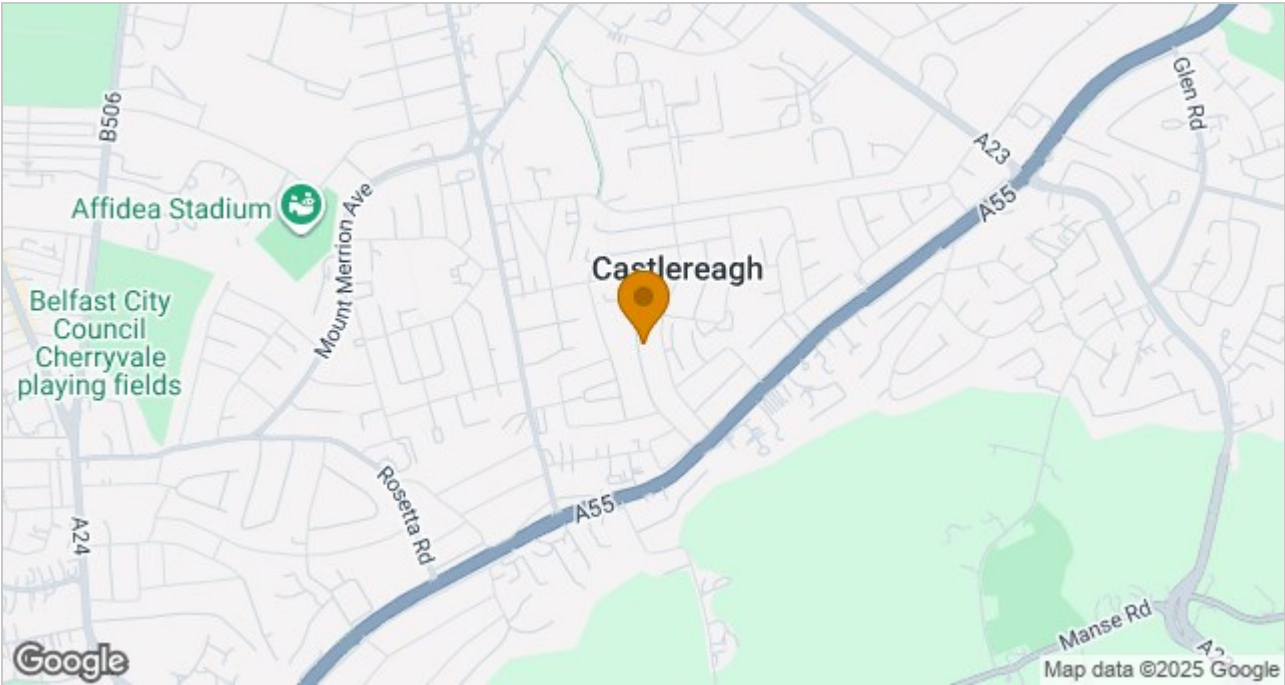
Enclosed rear garden with laid lawn and two separate patio areas bordered by timber fencing and mature hedges to the rear.



Floor Plan



Area Map



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