



124 Deramore Avenue, Off Sunnyside Street, Belfast, BT7 3ET

Asking Price £249,950

Deramore Avenue is a mature tree lined street, only a few minutes walk from the Ormeau Road with its array of cafés, restaurants and entertainment facilities. The Ormeau Road also benefits from superb transport links to Belfast City Centre and is only a short distance from Queens University and Stranmillis Village.

Internally, this property offers superb accommodation comprising, lounge open plan to dining area with floor to ceiling glazing, modern fitted kitchen with double glass panelled doors providing direct access to rear patio, contemporary white shower suite, a gas heating system and double glazed windows.

Outside this home benefits from driveway with ample parking and enclosed rear patio area, a perfect entertaining space (when its not raining!).

An excellent first time purchase in a fantastic location.

- Semi Detached Home
- Two Bedrooms
- Floored Roof-space (Access Via Fold Down Ladder)
- Lounge Open To Dining Room
- Modern Fitted Kitchen
- Contemporary Shower Suite
- Gas Heating
- Double Glazing
- Diveway To Front
- Enclosed Patio Area To Rear

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	71
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

The Accommodation Comprises



Upvc glass panelled front door to entrance hall. Oak flooring. Cornice ceiling. Wood panelling.

Lounge / Dining 21'10 x 10'3 (6.65m x 3.12m)



Into bay. Cast iron fire-place with wooden surround. Window seat into bay with storage.

Modern Fitted Kitchen 15'3 x 7'6 (4.65m x 2.29m)



At widest points.

Full range of high and low level hi gloss units, marble effect work tops, concealed lighting, built in hob and stainless steel overhead extractor fan, eye level oven and microwave. Integrated fridge freezer and dishwasher, single drainer stainless steel sink unit with mixer tap. Hi gloss floor tiling continued from dining area, part tiled walls, spotlights. Hot press in under stairs storage area. Upvc patio doors with glazed side panels providing access to courtyard/patio.

First Floor



Bedroom One 13'3 x 9'1 (4.04m x 2.77m)



Bedroom Two 9'11 x 7'7 (3.02m x 2.31m)



Contemporary Shower Suite



Comprising large walk-in shower cubicle with matt black shower unit, glazed partition, wash hand basin with mixer taps and storage below, illuminated vanity mirror above low flush w.c. Part tiled walls. Tiled flooring.

Outside Front



Flagged patio area to the front.
Driveway with ample parking.

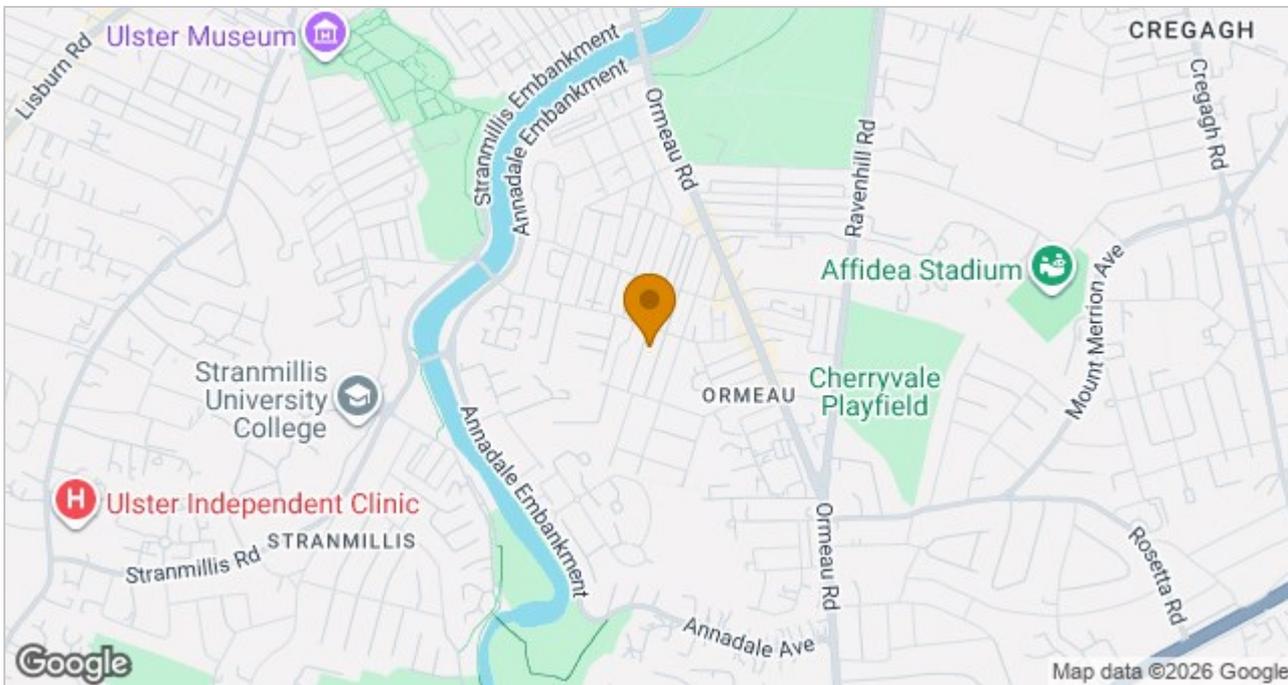
Outside Rear



Enclosed flagged patio area to rear, raised flower beds.

Floor Plan

Area Map



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.

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