



## 1 Tudor Avenue, Upper Cregagh Road, Belfast, BT6 9LR

**Asking Price £285,000**

Tudor Avenue is a popular residential street located just off the Upper Cregagh Road in South East Belfast, a high demand location, given its close proximity to leading schools, shops, bus and arterial routes, it is also convenient to the Lisnasharragh leisure centre, which is only a matter of minutes from your front door. The property itself has been extended and is finished to an exceptionally high standard both inside and outside. It comprises three good sized bedrooms, all with built in robes, a bright and spacious lounge, a modern fitted kitchen that opens to the family dining area with access to the extended sun room with feature multi fuel burning fire. In addition there is a ground floor w/c and deluxe white bathroom suite with a separate shower cubicle on the first floor. Externally there is off street parking to the front of the property. Located on a generous site with lawn gardens to the front, and side laid in lawn, with a low maintenance sun trap patio area to the rear. 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!

- Extended and spacious semi detached home
- Bright and spacious lounge
- Extended sun room with feature multi fuel burning fire
- Ground floor w/c
- Off street parking
- Three good size bedrooms, all with built in robes
- Modern fitted kitchen open to the family dining area
- Deluxe white bathroom suite with separate shower cubicle
- Gas heating / double glazed windows
- Neat and well maintained gardens to the front, side and also to the rear

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		71	75
EU Directive 2002/91/EC			

## Additional front elevation



**The accommodation comprises**  
Composite front door leading to the entrance hall

## Entrance hall



Solid wood herring bone flooring.

## Cloaks



Comprising low flush w/c, wash hand basin. Part tiled walls, recessed spotlights, tiled floor.

## Lounge 13'7 x 13'2 (4.14m x 4.01m)



Solid wood herring bone flooring. Decorative tiled fireplace with raised tiled hearth housing an open fire.

## Additional lounge image



**Kitchen / family / dining 20'4 x 13'5 (6.20m x 4.09m)**

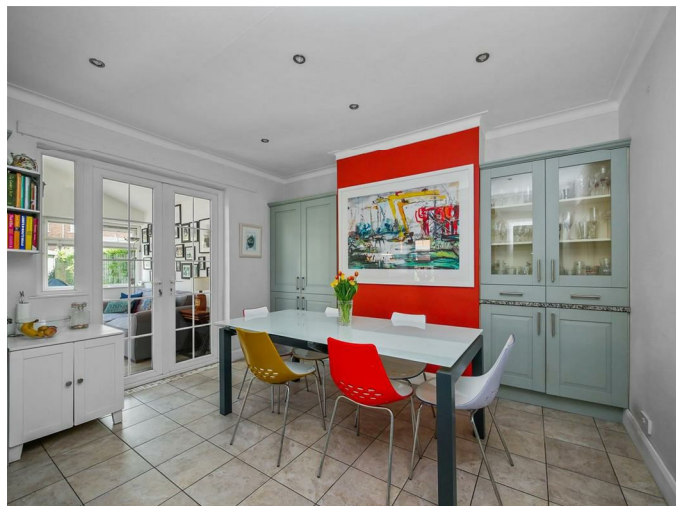


At widest points. Modern fitted kitchen with a full range of high and low level units, sink unit with mixer taps, granite work surfaces. cooker space, extractor canopy, integrated fridge freezer, integrated dishwasher, recessed spotlights, tiled floor, open to the family / dining area.

**Additional kitchen image**



**Family / dining**



Tiled floor, recessed spotlights, recess storage either side of the chimney breast. Double glazed French doors to the extended sun room.

**Additional family / dining image**



**Sun room 16'6 x 10'2 (5.03m x 3.10m)**



Tiled floor, 2 x roof windows, feature multi

fuel burner, double glazed French doors to the rear garden.

### Additional sun room image



### 1st floor

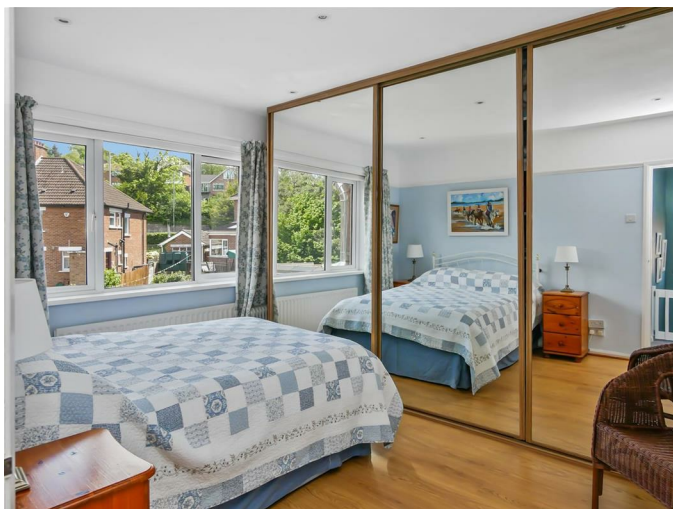
Landing, access to the roof space, slingsby ladder approach, floored.

### Bedroom 1 14'8 x 9'1 (4.47m x 2.77m)



To mirrored sliding robes.  
Pleasant City and mountain views.

### Bedroom 2 13'1 x 8'5 (3.99m x 2.57m)



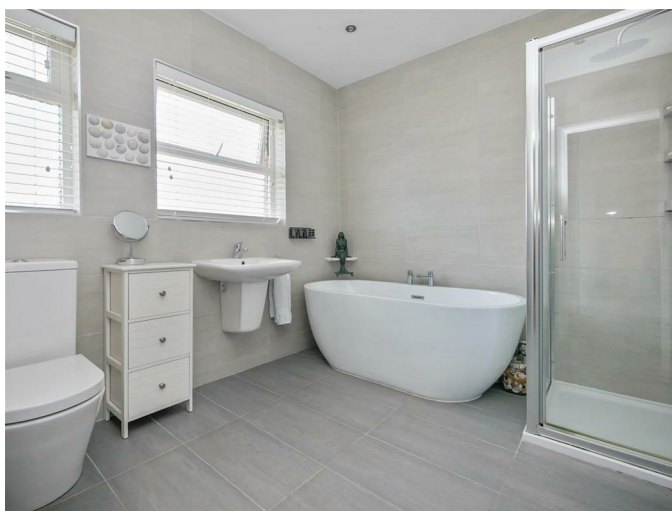
To built in mirrored robes.  
Laminate flooring.

### Bedroom 3 8'5 x 8'4 (2.57m x 2.54m)



Laminate flooring, built in robe.

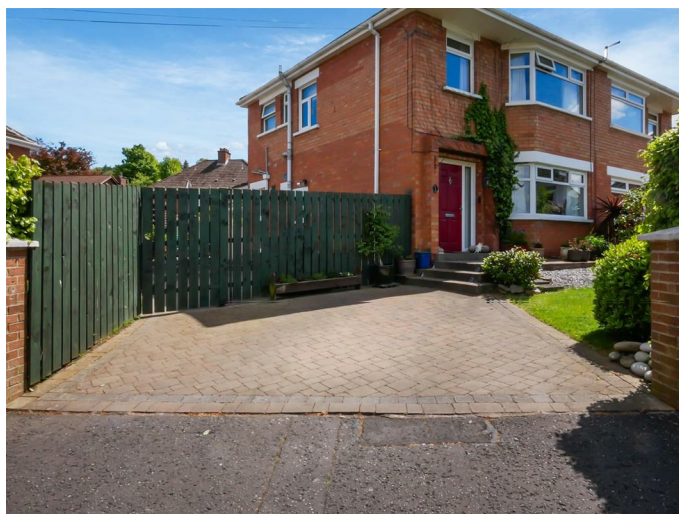
### Bathroom 9'6 x 8'5 (2.90m x 2.57m)



Deluxe white suite comprising oval bath with mixer taps, corner shower cubicle with

thermostatically controlled shower, low flush w/c, wash hand basin, fully tiled walls, tiled floor, recessed spotlights.

### Outside



Brick paved driveway with off street parking to the front.

### Front garden



Garden to the front laid in lawn with a range of plants, trees and shrubs.

### Side garden



Garden to the side laid in lawn with additional paved patio / off road vehicle potential behind the existing fence.

### Additional garden image



### Rear garden



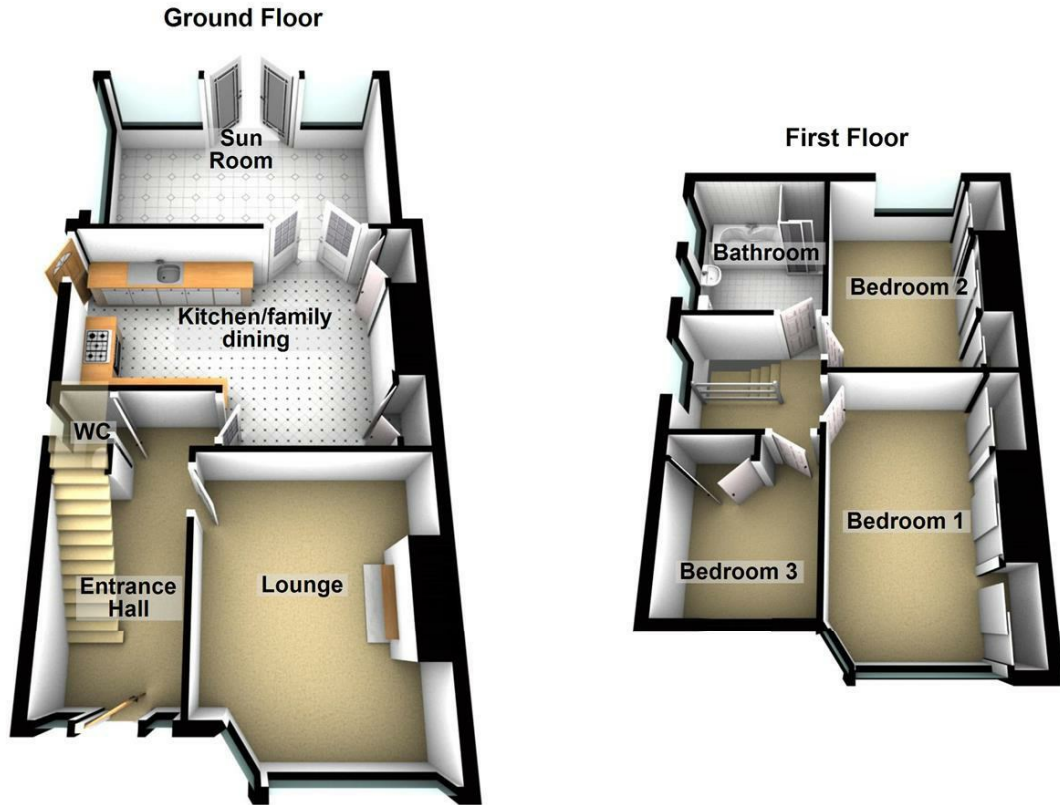
Low maintenance patio / garden to the rear with a sunny aspect. Outside light and tap,

2 x garden sheds, both with power, 1 also plumbed for washing machine.

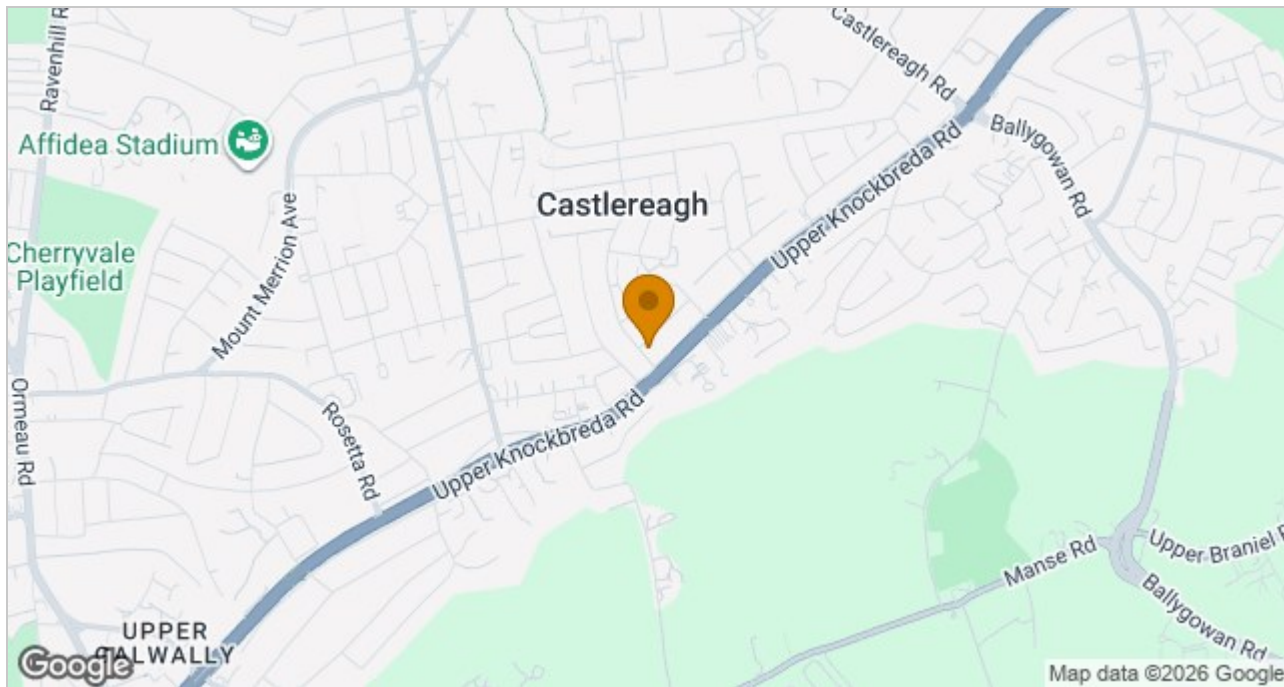
### Rear elevation



## Floor Plan



## Area Map



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