



## 2 Rushfield Avenue, Ormeau Road, Belfast, BT7 3FP

**Asking Price £250,000**

Located just off the Ormeau Road, we are delighted to bring to the market 2 Rushfield Avenue, that is chain free and ready to move into. This unique end terrace home has been well maintained, leaving the potential buyer with little to do but add their own furniture. Accommodation over the 3 levels comprises 4 bedrooms, 2 on the 1st floor with shower room and 2 on the upper floor with a handy w/c. On the ground floor there is a spacious lounge with feature fireplace and a fitted kitchen with casual Dining space. Finished with gas central heating and double glazed windows. Only a few steps to the Ormeau Road, with its fantastic range of coffee shops, restaurants and entertainment facilities, as well as transport links to Belfast City Centre. Green space is taken care of with the nearby Ormeau and Cherryvale Parks and Ormeau Golf Club within walking distance. Immediate viewing is strongly recommended.

- Unique end terrace home
- Spacious lounge with feature fireplace
- 1st floor shower suite
- Gas central heating
- Enclosed rear yard
- Four bedrooms
- Kitchen open to the casual dining area
- Additional w/c on the upper floor
- Double glazed windows
- Chain free onward sale

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		67	70

EU Directive 2002/91/EC

### The accommodation comprises

Composite glazed front door with decorative inset leading to the entrance hall.

### Entrance hall

Tiled floor.

### Lounge 14'7 x 9'7 (4.45m x 2.92m)



(To bay) Thermo solid oak flooring, Feature marble fireplace with raised tiled hearth housing an open fire. feature corning and decorative ceiling rose, recess shelving.

### Additional lounge image



### Kitchen / casual dining 19'2 x 10'8 (5.84m x 3.25m)



Full range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, part tiled walls, cooker space, extractor fan, plumbed for washing machine, under stair storage, open to the casual dining

### Additional kitchen / dining image



### 1st floor

**Bedroom 1 11'9 x 10'5 (3.58m x 3.18m)**



Cornicing and ceiling rows. Built in shelving.

**Bedroom 2 10'4 x 9'1 (3.15m x 2.77m)**



Timber floor.

**Shower suite 11'0 x 8'3 (3.35m x 2.51m)**



At widest points.  
Comprising corner shower cubicle with  
thermostatically controlled shower,

extractor fan, wash hand basin with storage  
below, low flush w/c, recessed spotlights,  
wall mounted radiator.

**Additional shower room image**



**2nd floor**

**Bedroom 3 13'4 x 9'9 (4.06m x 2.97m)**



At widest points.  
Solid oak flooring

### Bedroom 4 10'9 x 10'1 (3.28m x 3.07m)



Solid wood flooring, shelving.

### W/C 5'11 x 5'5 (1.80m x 1.65m)



Comprising low flush w/c pedestal wash hand basin, shelving and gas boiler.

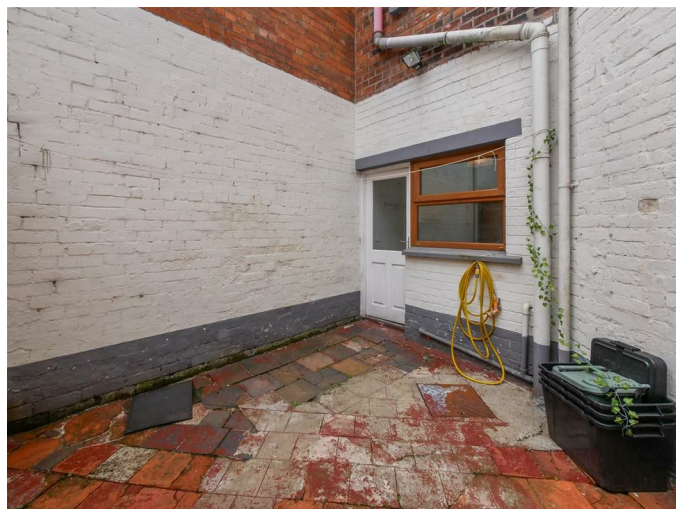
### Outside

#### Enclosed rear yard



Outside tap and light, timber shed.

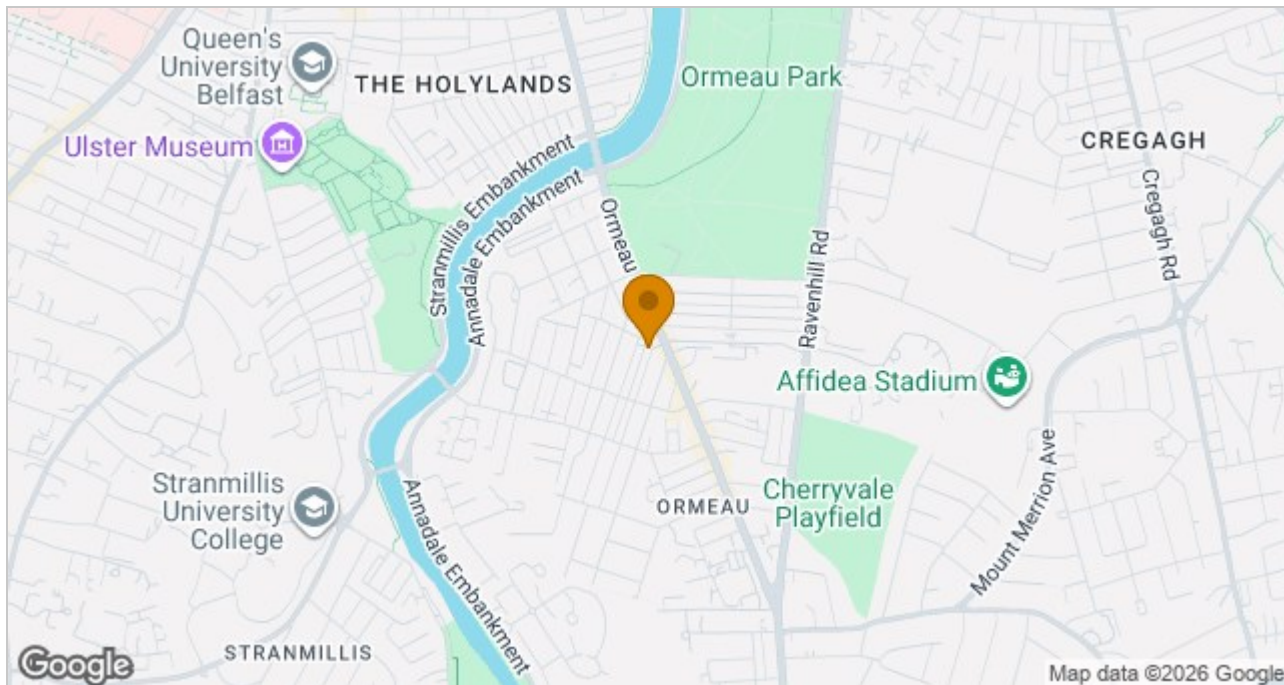
### Rear elevation



## 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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