



**17 Finsbury Avenue, Cairnshill Road, Belfast, BT8 6GW**

**Asking Price £219,950**

Situated on an elevated corner plot, this semi detached home offers convenience to the Cairnshill Park and Ride, leading schools both primary and post primary as well as the local shops off Newton Park in the Four Winds.

Internally this home comprises, lounge open to dining and fitted kitchen on the ground floor with three bedrooms and shower suite on the first floor.

In addition the property benefits from an oil heating system and double glazing.

Outside there are gardens laid in lawn to the front, side and rear as well as a tarmac driveway with parking for up to three cars and a detached garage.

An excellent home in a great location

- Semi Detached Home On Large Corner Site
- Lounge Open To Dining
- White Shower Suite
- Double Glazed
- Driveway With Parking For Up To Three Cars
- Three Bedrooms
- Fitted Kitchen
- Oil Heating
- Front & Rear Gardens Laid In Lawns
- Excellent First Time Purchase

Energy Efficiency Rating		Current	Potential
(92-100) A	Key energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
		56	70
Northern Ireland		EU Directive 2002/91/EC	

## Entrance Hall



Pvc glsss panelled front door to the entrance hall. Laminate flooring. Built in storage.

## Lounge Open To Dining 23'1 x 12'7 (7.04m x 3.84m)



(at widest points) Marble fireplace with wooden surround housing open fire. Laminate flooring. Pvc patio doors to the garden.





**Shaker Style Kitchen 11'4 x 8'7 (3.45m x 2.62m)**



**Full range of high and low level units, glazed cabinets, formica work surfaces, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine. Laminate flooring. Built in storage with automatic light.**



## First Floor

Bedroom One 14'0 x 9'8 (4.27m x 2.95m)



Bedroom Two 13'1 x 8'9



Laminate flooring.

### Bedroom Three 9'0 x 8'1 (2.74m x 2.46m)



Built in storage.

### White Shower Suite



Comprising large walk in shower cubicle with Triton shower unit, wash hand basin with mixer taps and storage below, low flush w.c  
Heated chrome towel rail. Pvc ceiling.



### Landing

Access to the roof space.

Hotpress.

### Outside Front



Garden laid in lawn.

Tarmac driveway with ample parking for up to three cars to side and rear, providing access to detached garage.

### Outside Rear



Enclosed patio and garden area laid in lawn.

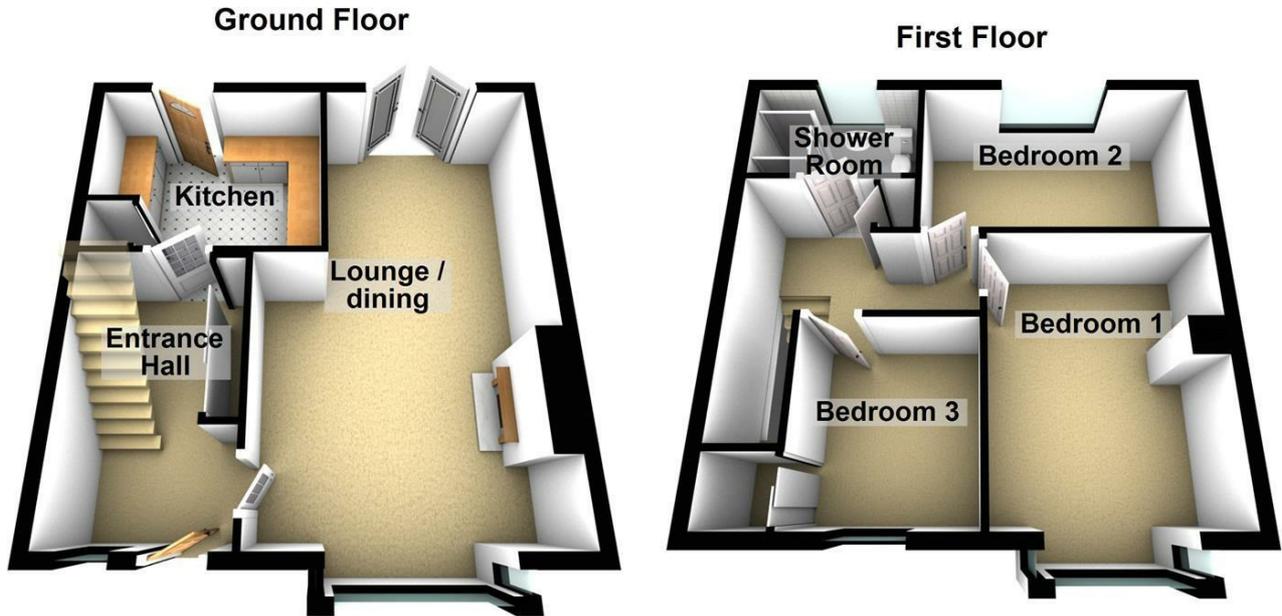
Pvc oil tank.

**Detached Garage 18'7 x 10' 5 (5.66m x 3.05m 1.52m)**

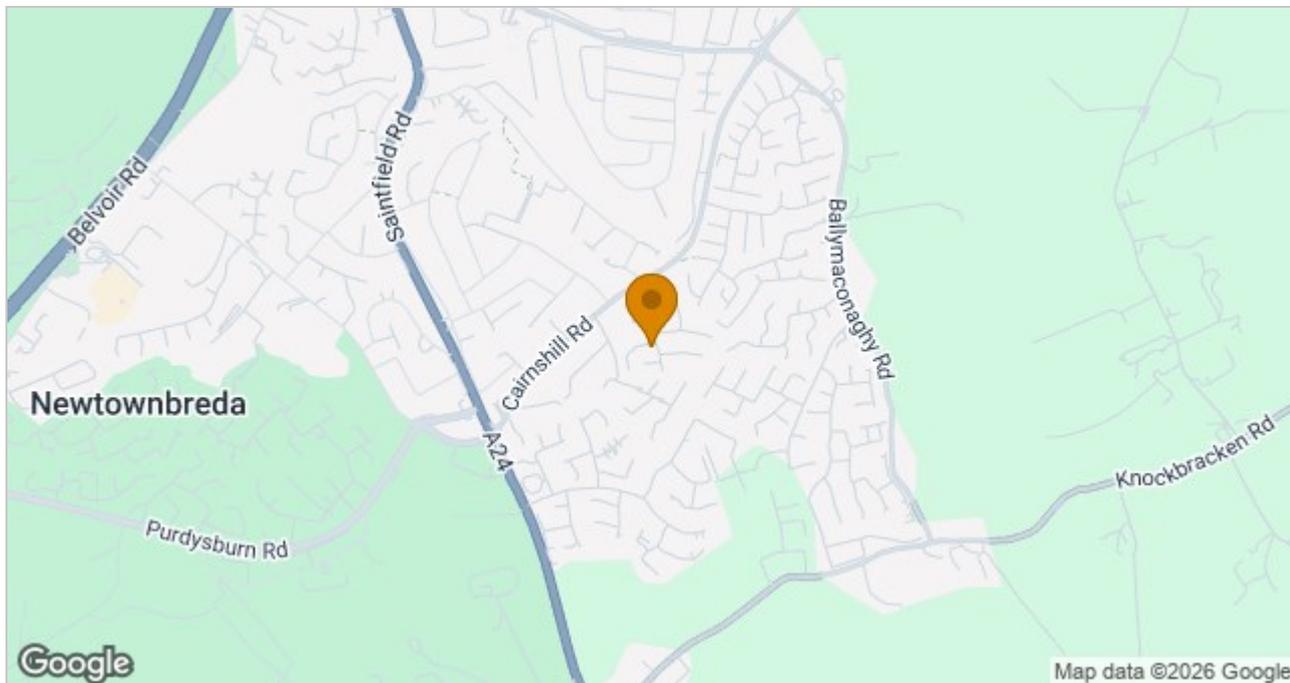


Up and over door. Light and power. Housing oil boiler.

## 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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