

For Sale

Offers Over: £164,950

SimonBrien



54 Lichfield Avenue,
Belfast, BT5 5JQ

simonbrien.com



Special Features & Services

- Mid-terrace three bedroom property
- Living room
- Extended open plan kitchen with dining space
- Shower room on first floor
- Bathroom on second floor
- Gas central heating
- Double glazed windows
- Enclosed rear yard
- Convenient location close to Ballyhackamore, Belmont, local amenities and schools
- Ideally suited for first time buyer, young professional or investor alike

Summary

54 Lichfield Avenue is a three bedroom mid-terrace property situated off Bloomfield Road in East Belfast. Within walking distance from Ballyhackamore and the Holywood Arches, which offer a broad range of bars, coffee shops, restaurants and other amenities.

Internally the accommodation comprises of an entrance hall, living room and an open plan extended kitchen with dining space. On the first floor are two bedrooms and a shower room with a further bedroom and bathroom on the second floor. The property benefits from gas central heating and double glazed windows. Ideal for a first time buyer, young professional or investor.

Accommodation

GROUND FLOOR

Hardwood panelled entrance door with glazed inset.

ENTRANCE HALL:

Wood laminate floor, stairs to First Floor.

LIVING ROOM:

12' 9" x 9' 9" (3.89m x 2.97m) Into bay.

KITCHEN/DINING:

18' 5" x 12' 1" (5.61m x 3.68m) At widest points.

Kitchen with high and low level fitted units, 4 ring gas hob with stainless steel extractor hood and under oven, integrated dishwasher, stainless steel sink unit with mixer taps, recess for fridge, plumbed for washing machine, gas boiler, dining area for 6, wood laminate floor, PVC glazed door to rear courtyard, storage cupboard under stairs.

FIRST FLOOR RETURN

SHOWER ROOM:

Low flush WC, wash hand basin, corner shower with thermostatic controls.

FIRST FLOOR

BEDROOM (1):

13' 5" x 9' 11" (4.09m x 3.02m)

BEDROOM (2):

10' 1" x 8' 3" (3.07m x 2.51m)

SECOND FLOOR

BEDROOM (3):

13' 5" x 9' 11" (4.09m x 3.02m)

Velux window with blind.

BATHROOM:

10' 1" x 8' 4" (3.07m x 2.54m)

Low flush WC, pedestal wash hand basin, panelled bath with shower, built in storage, wood laminate floor, heated towel radiator, Velux window.

Outside

Enclosed rear yard.

Directions

:Lichfield Avenue is situated off Bloomfield Road.





This plan is for illustrative purposes only.
Plan produced using PlanUp.

54 Lichfield Avenue, Belfast

VALUER

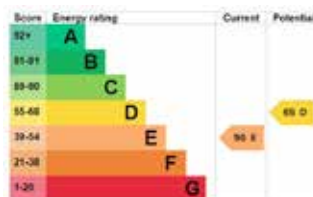
Tiffany Brien

Simon Brien - East Belfast
237 Upper Newtownards Road,
Belfast,
BT4 3JF
T: 028 9059 5555
E: eastbelfast@simonbrien.com

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For free independent advice on
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Crawford Mulholland
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