

**CASH OFFERS ONLY**

## 9 ASHTON AVENUE, BELFAST, BT10 OJR



This attractive red brick semi-detached home is offered for sale open to cash unconditional offers only and needs a full renovation and is being sold as seen. The property offers incredible potential within this established and highly sought-after residential location that enjoys accessibility to lots of schools, shops, and transport links, as well as a short walk to Finaghy train station and proximity to an abundance of amenities on the Upper Lisburn Road as well as Andersonstown, which include state-of-the-art leisure facilities, beautiful parklands, golf courses and so much more!

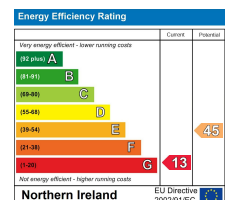
The property offers huge potential for transformation and a rare chance to create your dream home; the accommodation is briefly outlined below.

Three bedrooms and a coloured bathroom suite at first-floor level.

On the ground floor there is a spacious and welcoming entrance hall as well as two separate reception rooms and a kitchen facility.

The property has off-road car parking and front and rear gardens and offers scope to reconfigure or extend subject to consent.

Viewing comes strongly recommended.



# OFFERS AROUND £165,000

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### Key Features

- Attractive red brick semi-detached home offered for sale, open to cash unconditional offers only.
- Three bedrooms.
- Coloured bathroom suite at first floor level.
- Front and rear gardens / off-road car parking.
- Accessibility to lots of services on the nearby Upper Lisburn Road as well as Andersonstown, including state-of-the-art leisure facilities, cafes, restaurants and so much more.
- Requires full renovation / sold as seen.
- Two separate reception rooms.
- Kitchen facility.
- Prime residential location close to an excellent selection of schools, shops and transport links, along with a short walk to Finaghy railway station.
- Incredible potential and scope to reconfigure or extend subject to consent, and we strongly encourage viewing.





**GROUND FLOOR**

Front door to;

**SPACIOUS ENTRANCE HALL**

To;

**LOUNGE**

11'7 x 11'6

**LIVING ROOM**

12'9 x 11'9

Upvc double glazed double doors to enclosed gardens.

**KITCHEN**

18'11 x 6'4

Single drainer stainless steel sink unit.

**FIRST FLOOR**

**BEDROOM 1**

12'4 x 11'2

**BEDROOM 2**

11'2 x 11'0

**BEDROOM 3**

7'10 x 5'11

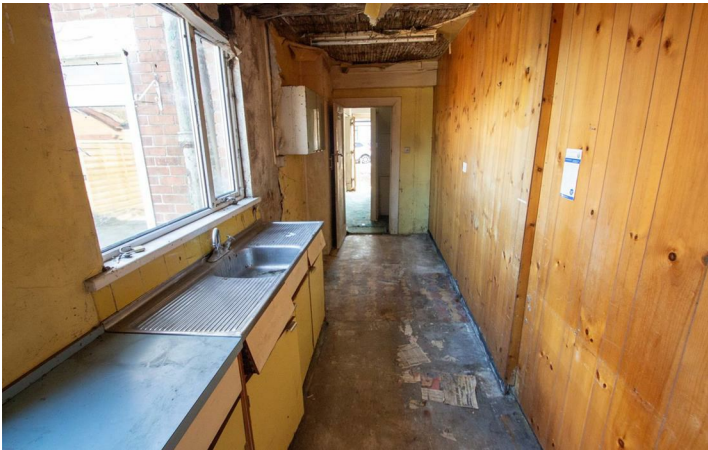
**COLOURED BATHROOM SUITE**

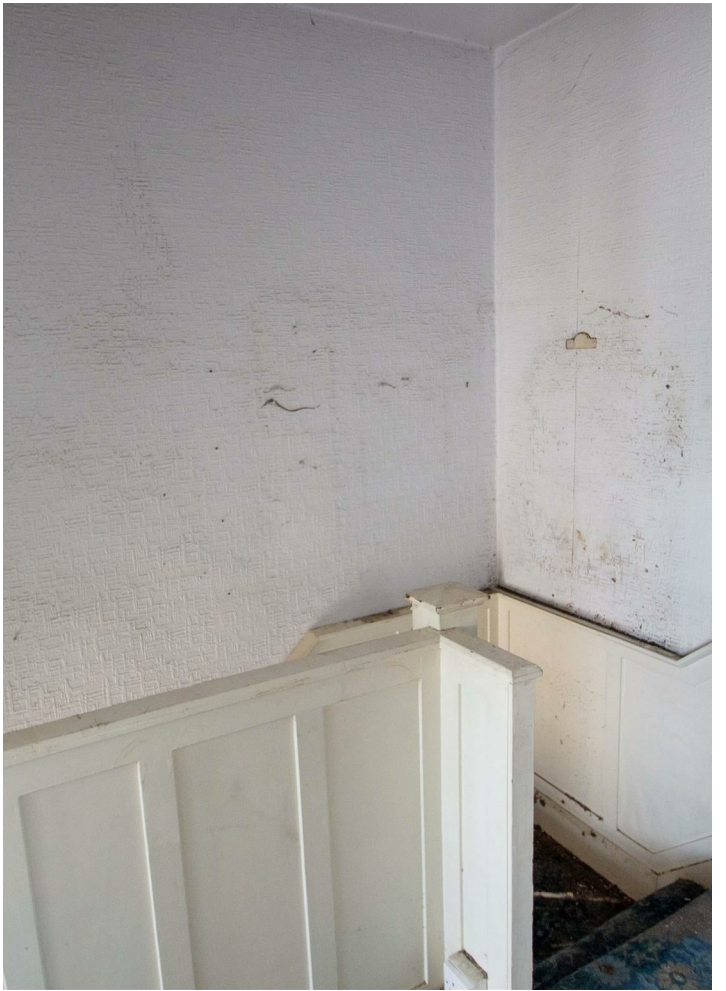
Bath, low flush w.c, pedestal wash hand basin.

**OUTSIDE**

Enclosed rear garden.

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Questions you may have.

**Which mortgage would suit me best?**  
**How much deposit will I need?**  
**What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact Gareth on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 18466004**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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