

## 17 Ainsworth drive , Belfast, BT13 3EJ

**Offers Over £82,500**

Superb Opportunity To Purchase This Extended Red Brick Mid Terrace Within This Most Popular And Convenient Location.

Holding a prime position within this most popular and convenient section of the Woodvale Road this well presented and extended town terrace will have immediate appeal. The spacious interior comprises 2 bedrooms, lounge, extended contemporary recently fitted kitchen and classic white bathroom suite. The dwelling further offers uPvc double glazed windows and doors which were installed in 2023 and gas central heating. A most convenient location within this popular section of the Woodvale with schools, public transport, leisure facilities and excellent shopping combines with low outgoings to make the perfect investment opportunity or starter home - Early Viewing recommended.

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

# 17 Ainsworth drive

, Belfast, BT13 3EJ



- Superb Extended Red Brick Town Terrace
- White Bathroom Suite
- Most Convenient Location
- Or Investment Opportunity
- 2 Bedroom Through Lounge
- uPvc Double Glazed Windows
- Short Commute To City
- Extended Contemporary Fitted Kitchen
- Gas Central Heating
- Fantastic First Time Buy

## Entrance Hall

Upvc double glazed entrance door, ceramic tiled floor.

## Lounge

14'4" x 9'6" (4.38 x 2.90)

Tile laminate floor , under stairs storage, double panelled radiator.

## Dining Area

8'0" x 6'4" (2.45 x 1.95)

Tile Laminte floor.

## Extended Fitted Kitchen

12'8" x 6'4" (3.88 x 1.95)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, stainless steel

canopy extractor fan, fridge freezer space, plumbed for washing machine, partially tiled walls, ceramic tiled floor, panelled radiator, uPvc double glazed rear door.

## First Floor

Landing, access to roof space.

## Bathroom

Modern white bathroom suite comprising panelled bath, shower screen, telephone hand shower, wash hand basin, low flush wc, partially tiled walls, ceramic tiled floor, panelled radiator.

## Bedroom

12'4" x 11'10" (3.76 x 3.61 )

At widest, wood laminate flooring, picture rail, panelled radiator.

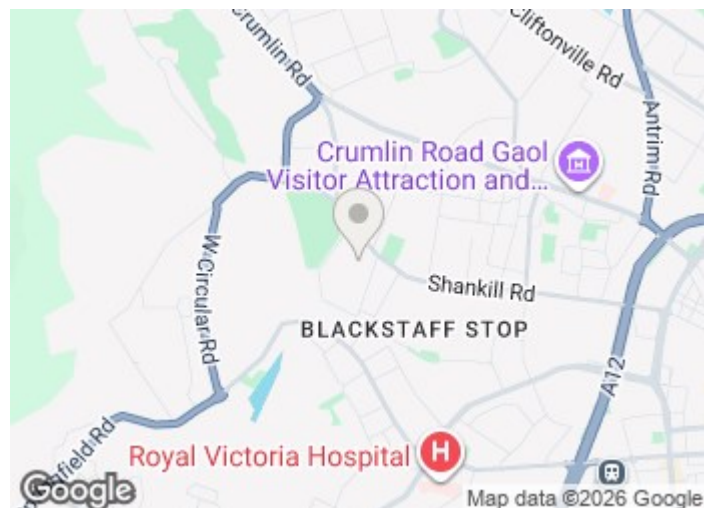
## Bedroom

12'4" x 8'8" (3.76 x 2.66)

Wood panelled radiator, quarter panelled walls, concealed gas boiler, double panelled radiator.

## Outside

Enclosed rear yard, covered storage, outside light.



## Directions





Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

