

Outside

Enclosed rear yard.



28 Charleville Avenue, Belfast, Northern Ireland, BT9 7HG
TOTAL APPROX. FLOOR AREA: 524 SQ.M.
When every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatements. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase.

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This well-presented end-terrace property is located just off the Lisburn Road, within walking distance of a wide range of local amenities including cafes, bars, shops, restaurants, and public transport links. It also offers easy access to the city centre and the motorway network for those travelling further afield.

The property is bright and spacious, featuring an open-plan living area with a large lounge and dining space, seamlessly connected to a galley style kitchen with downstairs bathroom

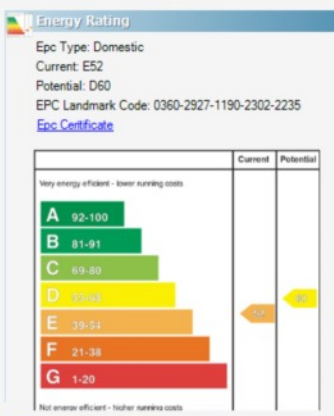
Upstairs, there are two well-sized double bedrooms. The property benefits from gas heating and double-glazed windows throughout.

An ideal choice for both owner-occupiers and investors seeking the convenience of a location just off the Lisburn Road.

Offers Over
£139,950

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BELFAST,
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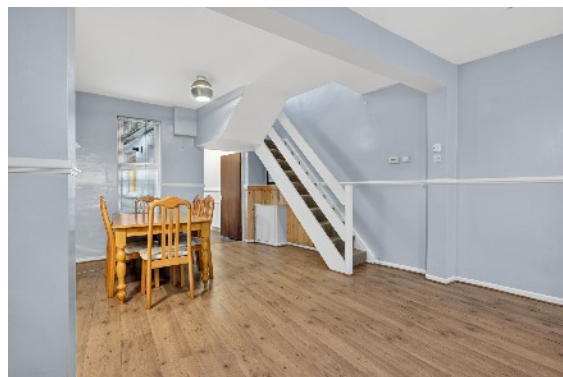
Viewing by
appointment with
& through agent
028 9066 3030



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Property Features

- Well Presented End Terrace with Two Double Bedrooms
- Open Plan Spacious Sized Lounge With Dining Area
- Fitted Kitchen with Space For Appliances
- Two Good Sized Double Bedrooms
- Gas Fired Central Heating With Worcester Boiler
- Enclosed Rear Yard
- Ideal for Both Owner-Occupiers and Investors Looking to Take Advantage of the Fantastic Lisburn Road Location and the Amenities it Provides.
- Conveniently Located within Easy Commuting Distance to the City Centre and Major Motorway Connections for Commuters.



Location:

Lisburn Road heading out of town, Charleville Avenue is on the right hand side opposite Cranmore Park.

Property Comprises

Ground Floor

Hardwood front door with glazing and fan light to . . .

LOUNGE OPEN PLAN TO DINING ROOM: 21' 5" x 13' 3" (6.53m x 4.04m) (at widest points). Laminate wood effect floor.

FITTED KITCHEN: 12' 6" x 4' 7" (3.81m x 1.4m) (at widest points).

Range of high and low level units, work surfaces, single drainer stainless steel sink unit, space for fridge, space for cooker with extractor fan above, plumbed for washing machine, part tiled walls, ceramic tiled floor, Worcester gas boiler, glazed door to yard.

REAR HALL: Ceramic tiled floor, shelving, cloaks area.

BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, panelled bath with shower over, part tiled walls, ceramic tiled floor, extractor fan.

First Floor

LANDING: Part panelled walls, access to roofspace.

BEDROOM (1): 13' 5" x 9' 4" (4.09m x 2.84m) (at widest points).

Laminate wood effect floor.

BEDROOM (2): 10' 7" x 6' 1" (3.23m x 1.85m) (at widest points).

Laminate wood effect floor.

