



Hillview Avenue is located in the heart of Ballyhackamore Village and is therefore a short stroll to its superb array of shops, eateries and Glider stops.

The well presented property comprises of a living area open-plan to casual dining, and separate kitchen. There are three well-proportioned bedrooms over the upper two floors making this a deceptively spacious town terrace.

The property would be ideal for a number of buyers and is in a popular location for amenities and schools.

Offers Over  
£170,000

15 Hillview Avenue,  
BELFAST,  
BT5 6JR

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Viewing by  
appointment with  
& through agent  
028 9065 0000



- Well presented mid terrace home
- An array of independent shops, restaurants and Gliders stops on its doorstep
- Living area, open plan to dining area
- Modern fitted kitchen
- Three double bedrooms over first and second floors
- Bathroom with white suite
- Gas central heating/uPVC double glazing
- Enclosed yard with gated access to rear
- Ideal for first time buyers and investors



## Ground Floor

uPVC front door to:

ENTRANCE PORCH: Laminate wood effect floor.

Glazed door to:

ENTRANCE HALL: Laminate wood effect floor.



LOUNGE: 19' 10" x 9' 10" (6.05m x 3m) Low voltage spotlights, casual dining area. Under stairs storage cupboard.



KITCHEN: 12' 7" x 7' 1" (3.84m x 2.16m) Modern fitted kitchen with range of high and low level units, four ring electric hob, electric underbench oven, stainless steel extractor hood, stainless steel single drainer sink unit, plumbed for washing machine, space for tumble dryer. uPVC glazed door to rear. Low voltage spotlights.



## First Floor Return

Storage cupboard with gas boiler.

BATHROOM: White suite comprising panelled bath with mixer tap and telephone hand shower, low flush wc, pedestal wash hand basin, low voltage spotlights.

## First Floor

BEDROOM (1): 13' 0" x 8' 10" (3.96m x 2.69m)

Laminate wood effect floor.

BEDROOM (2): 10' 5" x 7' 8" (3.18m x 2.34m)

Laminate wood effect floor.

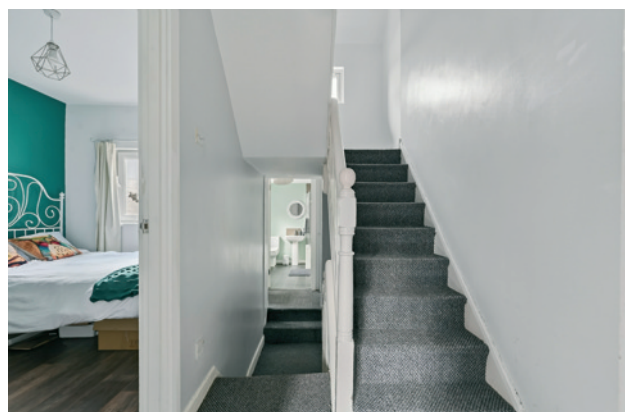
## Second Floor

BEDROOM (3): 15' 5" x 13' 0" (4.7m x 3.96m)

Laminate wood effect floor. Velux.

## Outside

Enclosed rear yard.



## Location:

Heading out of Belfast, travel through Ballyhackamore on Upper Newtownards Road. Just after the Sandown Road junction, turn immediately right onto Hillview Avenue.



Sizes And Dimensions Are Approximate. Actual May Vary.

Ballyhackamore - 028 90 65 0000  
 Lisburn Road - 028 90 66 3030  
 North Down - 028 90 42 4747  
 Lisburn - 028 92 66 1700

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