



74 BELMONT AVENUE

Belfast, BT4 3DE

Offers over **£209,950**



MID TERRACE | 4  | 1  | 1 

We are delighted to bring to the market this attractive extended mid-terrace property on the ever popular Belmont Avenue.

KEY FEATURES

- Attractive and Well Presented Extended Mid Terrace
- Highly Sought After Location
- Bright and Spacious Accommodation Throughout.
- Four Well Proportioned Bedrooms
- Open Plan Living / Dining Room with Feature Cast Iron Fireplace.
- Modern Fitted Oak effect Kitchen with Range of Integrated Appliances and Informal Dining Area
- Modern Family Bathroom with Four Piece Suite including Free standing Bath.
- Enclosed Front and Rear Courtyards.
- Gas Fired Central Heating
- uPVC Windows Throughout (except Velux)
- Likely to Appeal to the First Time Buyer, Investor, Young Professional or Young Family Alike
- Early Viewing Highly Recommended



ROOM DETAILS

Ground Floor

- Spacious Reception Hall
- Living Room/Dining Room
25'1" x 11'8"
- Kitchen/Diner
14'10" x 14'7"

First Floor

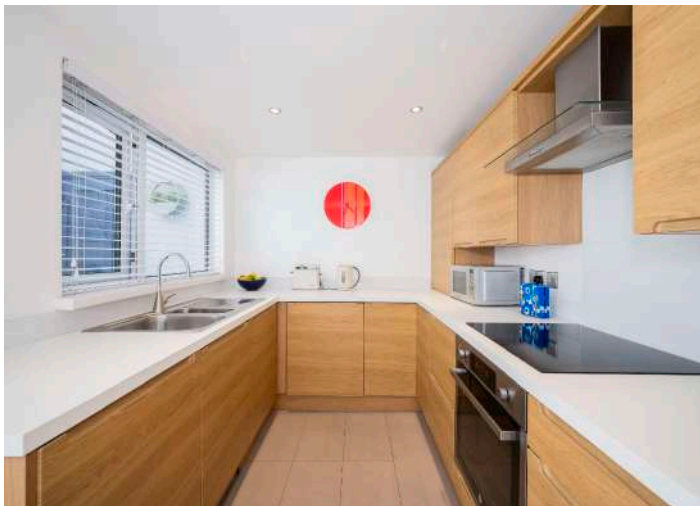
- Landing
- Bathroom
- Bedroom One
14'10" x 11'2"
- Bedroom Two
11'8" x 9'1"

Second Floor

- Landing
- Bedroom Three
14'10" x 11'2"
- Bedroom Four
11'8" x 9'1"

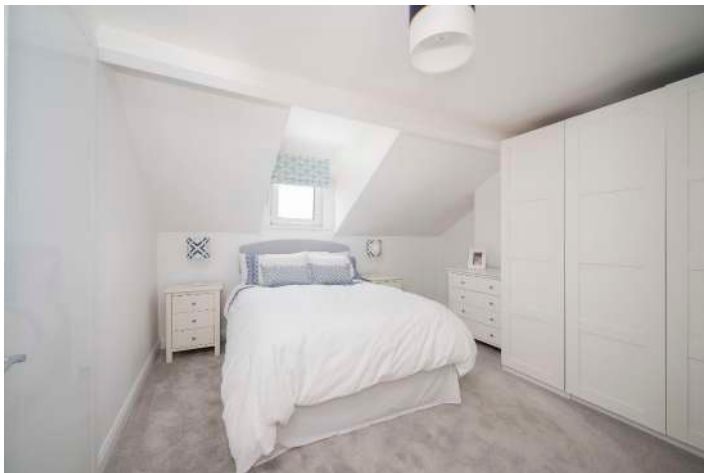
Outside

- Enclosed Front Forecourt
- Enclosed Private Rear Courtyard



DIRECTIONS

Coming along Earlswood Road towards the Belmont Road, turn left on to Belmont Avenue then take the first turn on the right. Number 74 is located on the left hand side.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.



ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D	64	72
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code - for floor plans and to arrange a viewing.



OUR BRANCHES

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