

FOR SALE



41 Grace Avenue, Belfast BT5 5JH

Offers Around £99,950

- Newly refurbished mid terrace property
- Spacious kitchen/dining area
- Spacious lounge
- Two well proportioned bedrooms
- Brand new bathroom suite
- Gas fired central heating
- Double glazing
- Enclosed yard
- Easily maintained forecourt

31 Donegall Street, Belfast, BT1 2FG

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www.macfarlanesmyth.com



Superb refurbished terrace located in the popular Bloomfield area of east Belfast. The house benefits from a double storey extension.

There is a spacious kitchen/dining area plus a through-lounge. On the first floor two well proportioned bedrooms are serviced by a bathroom with a brand new white suite and electric shower. Externally the property has an enclosed rear yard.

We anticipate this would make a perfect home for young professionals though it will be of strong interest to investors too.

ACCOMMODATION

GROUND FLOOR

Wooden door leading to hallway clad in a tiled floor, under stairs storage

RECEPTION:

6.40m into bay x 3.02m (21' 0" x 9' 11")

Laminate wooden floor

KITCHEN:

5.45m max x 2.41m max (17' 10 1/2" x 7' 11")

This extended kitchen dining room incorporates an excellent range of high and low level units, single drainer sink unit with hot and cold taps, plumbed for washing machine, electric oven and 4 ring hob plus extractor, tiled floor, wooden rear door leading to enclosed yard



FIRST FLOOR

LANDING:

Two storage/airing cupboards

BEDROOM (1):

2.94m max x 4.81m max (9' 7 1/2" x 15' 9")

BEDROOM (2):

2.86m x 3.06m (9' 4 1/2" x 10' 1/2")

BATHROOM:

3.19m x 2.39m (10' 5 1/2" x 7' 10")

WC, sink with vanity mirror and bath.
Corner shower cubicle

OUTSIDE

Enclosed rear yard

VIEWINGS

Strictly by appointment with Macfarlane & Smyth.



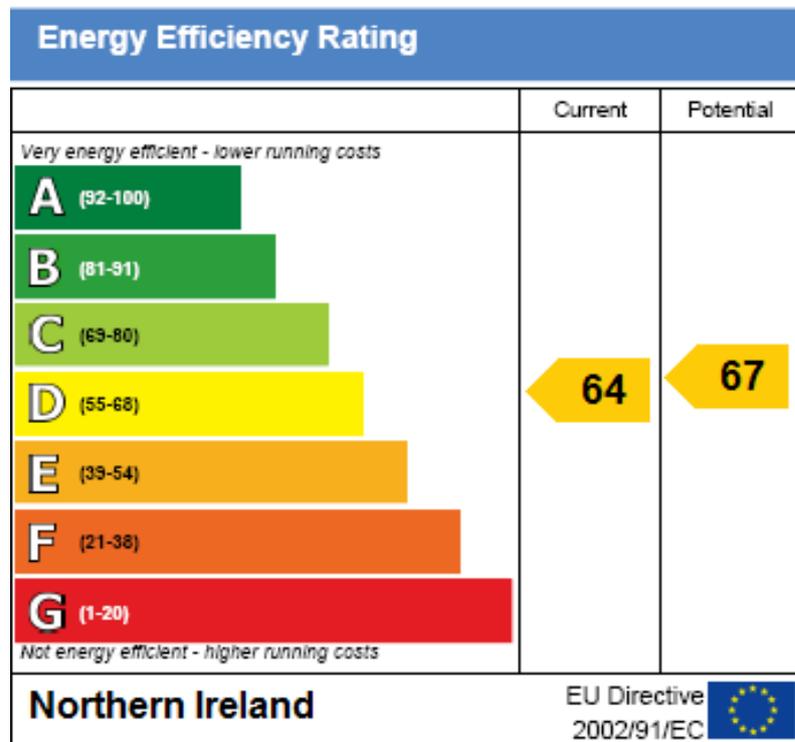


DECLARATION:

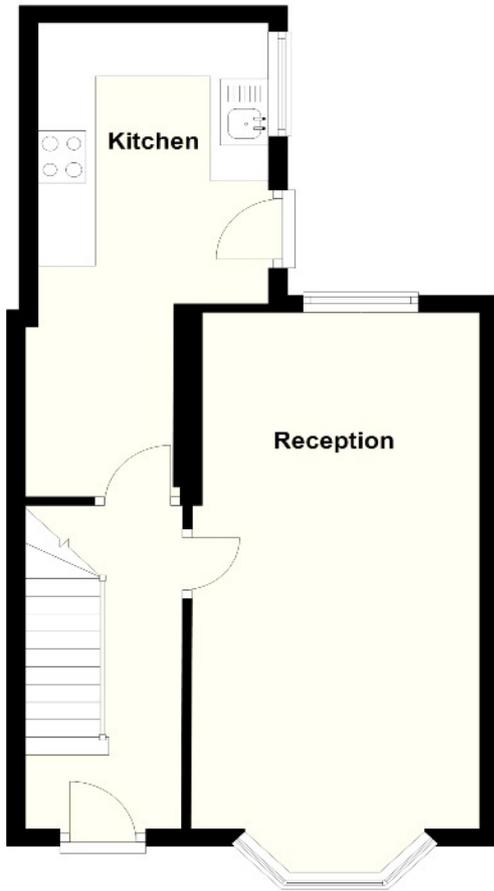
This property is owned by a partner in the firm.

Address: 41 Grace Avenue, BELFAST, BT5 5JH

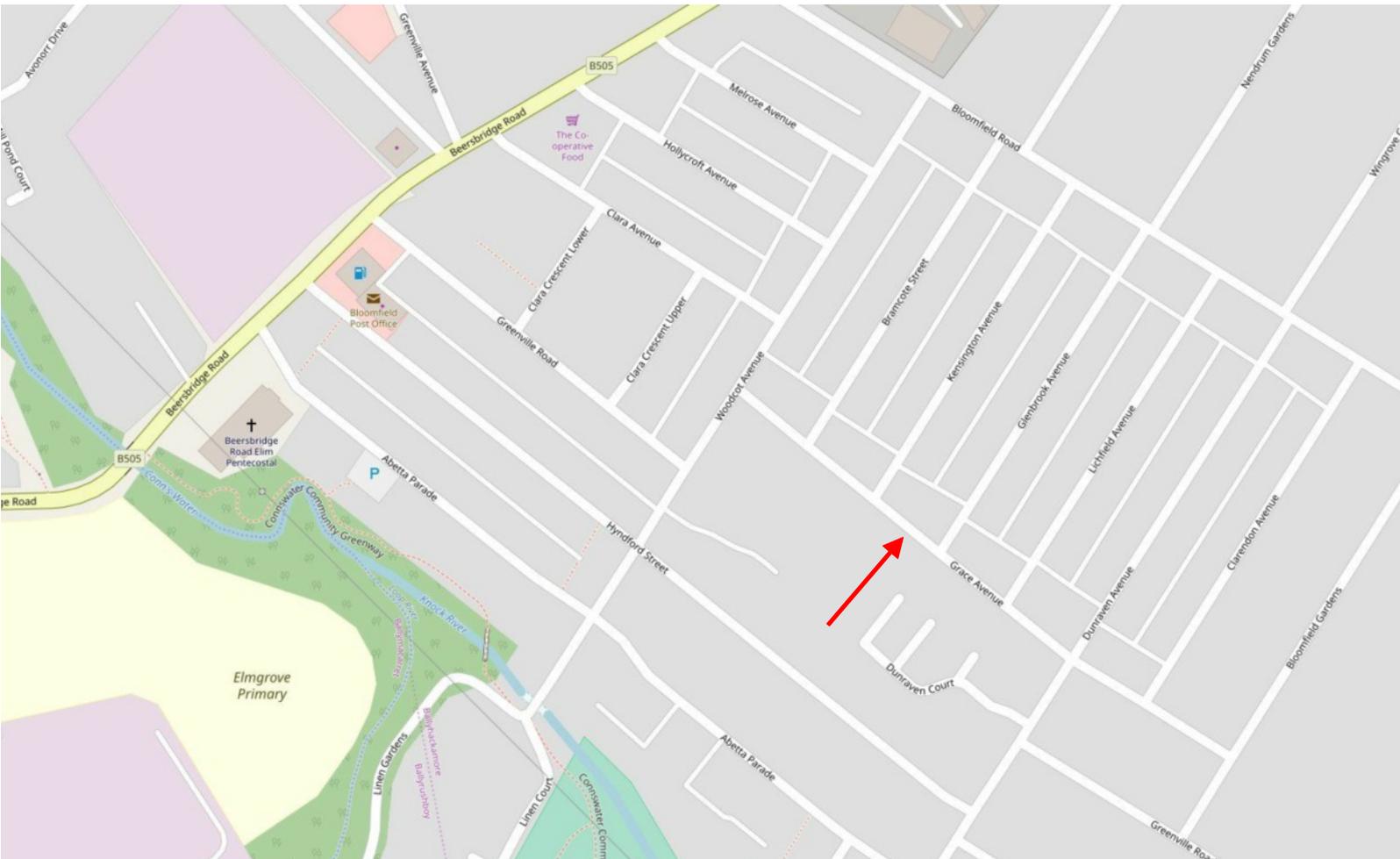
RRN: 9866-2962-0494-9028-8861



Ground Floor



First Floor



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