



32 Downhill Avenue, Belvoir Park, Belfast, BT8 7EF

Asking Price £149,950

Situated in a popular and convenient location within Belvoir Park this deceptively spacious mid terrace home is within walking distance of all local amenities to include local shops at Drumart square, local schools and bus routes as well as Forestside shopping centre, Tesco super store and the Boucher Road retail park also being close at hand. This home has literally just undergone extensive refurbishment with a brand new kitchen, bathroom suite being fitted, re-wired, a new gas heating system as well as being completely redecorated, re carpeted and modern laminate floors fitted. The property offers bright spacious accommodation comprising two separate reception rooms, three fantastic size bedrooms, with one of the bedrooms now enjoying an en-suite shower room, something not normally with these homes in Belvoir Park. This home also benefits from double glazed windows and externally there are lawn gardens to front and enclosed patio area to rear with outside storage. Ideal for the first time buyer or growing family, viewing comes highly recommended of this chain free home!

- Mid terrace home - recently renovated
- Two separate reception rooms
- Brand new kitchen
- Gas fired central heating (Re-plumbed and new boiler)
- Ideal 1st time purchase
- Three good size bedrooms
- En-suite to bedroom 2
- New bathroom suite
- Double glazed windows
- Chain free onward sale

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		70	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

The accommodation comprises
Pvc double glazed front door leading to entrance hall.

Entrance hall



Cloaks under stairs.

Dining room 12'5 x 10'2 (3.78m x 3.10m)



Laminate flooring.

Lounge 14'5 x 12'5 (4.39m x 3.78m)



Laminate flooring, Marble fireplace with raised tiled hearth.

New Kitchen 12'3 x 7'4 (3.73m x 2.24m)



Full range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces. Part tiled walls, 4 ring hob, underoven, extractor fan., tiled floor. plumbed for washing machine. Fridge freezer space.

1st floor

Access to the roof space via slingsby ladder.
Dry master installed.

Bedroom 1 14'1 x 9'3 (4.29m x 2.82m)



Laminate floor.

Bedroom 2 12'8 x 11'2 (3.86m x 3.40m)



Laminate floor.

Ensuite 6'3 x 3'7 (1.91m x 1.09m)



Newly fitted, comprising corner shower cubicle, with a chrome thermostatically controlled shower. Low flush w.c, wash

hand basin with storage below. Chrome towel radiator, fully tiled walls and tiled floor.

Bedroom 3 10'7 x 9'6 (3.23m x 2.90m)



Laminate floor. Built in robe.

Bathroom 6'9 x 6'2 (2.06m x 1.88m)



New white suite comprising panelled bath, low flush w/c, pedestal wash hand basin with mixer taps, fully tiled walls, extractor fan. Heated towel radiator, tiled floor.

Outside

Front gardens

Gardens to the front laid in lawn with loose stone area.

Rear gardens

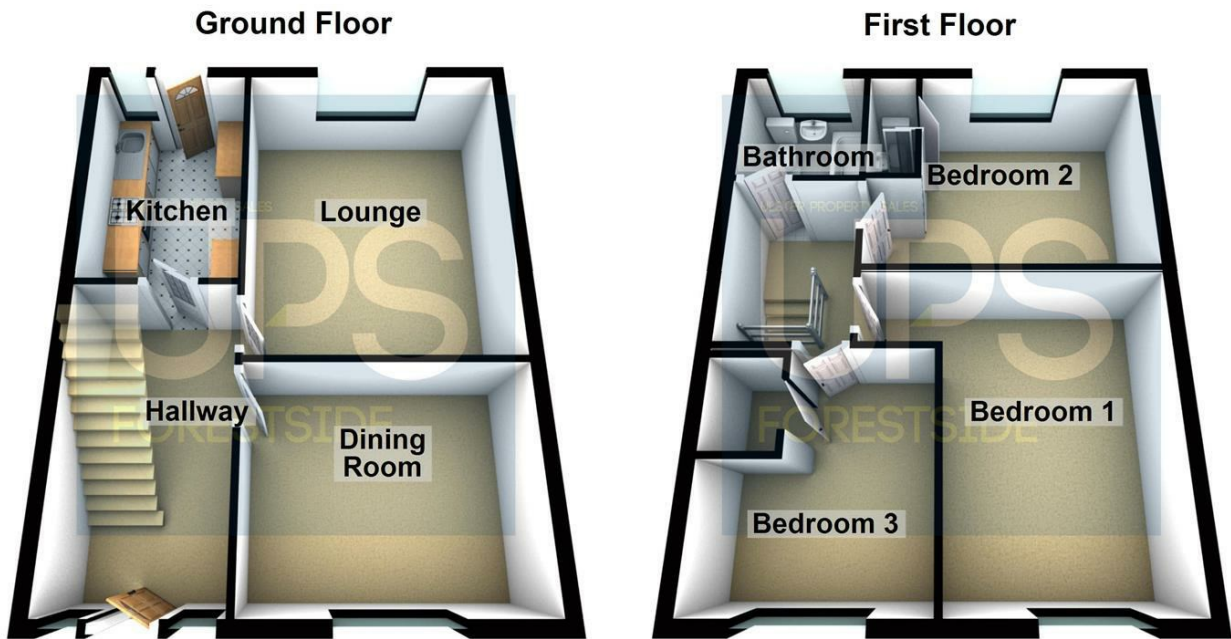


Low maintenance gardens to rear flagged. Loose stone area, outhouse. Outside light and outside tap.

Rear elevation

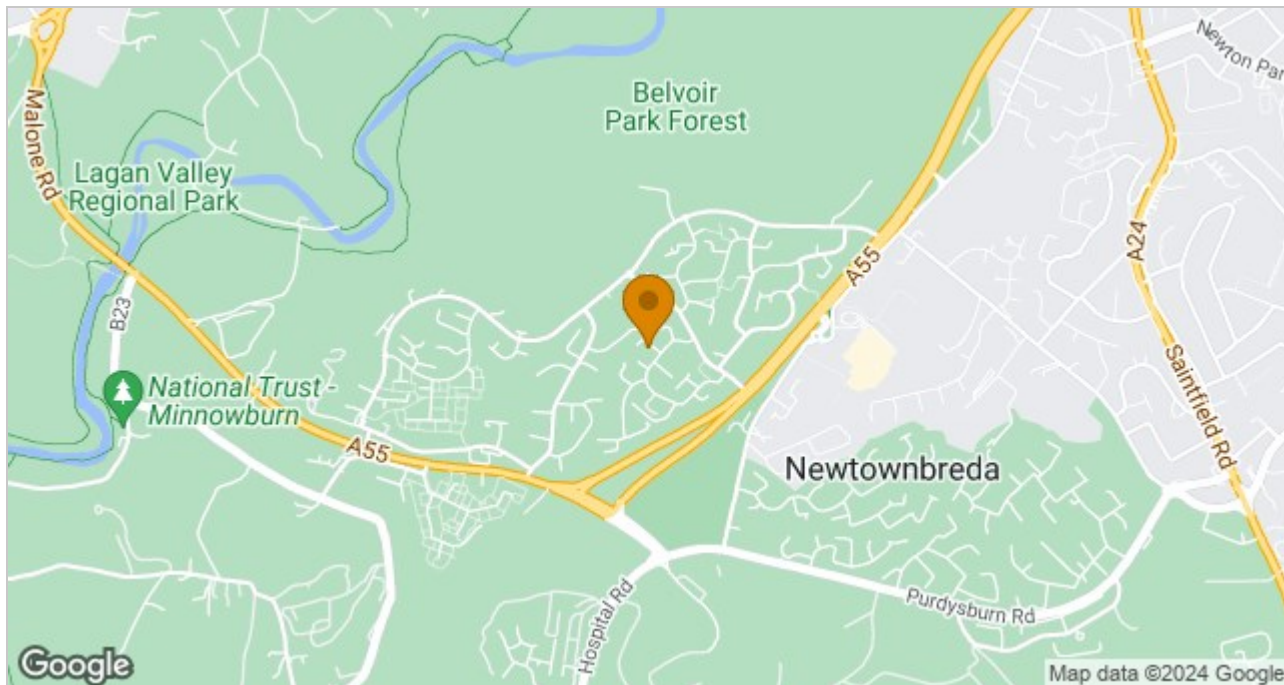


Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark