



## 43 Downhill Avenue, Belvoir Park, Belfast, BT8 7EF

**Asking Price £135,000**

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. The property offers bright spacious accommodation comprising two separate reception rooms, three good sized bedrooms, 2 with built in robes, a fitted kitchen and main bathroom with an white suite. This home also benefits from oil fired central heating and double glazing along with lawn gardens to front and enclosed patio area to rear. Ideal for the first time buyer or growing family, viewing comes highly recommended of this chain free home!

- Spacious mid terrace home
- Developed roof space
- Fitted kitchen
- Oil fired central heating
- Front and rear gardens
- Three good size bedrooms
- Two separate reception rooms
- White bathroom suite
- Double glazed windows
- Chain free onward sale

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	71
(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

Storage under stairs.

### Dining room 12'2 x 10'2 (3.71m x 3.10m)



Double doors to the lounge.

### Lounge 14'7 x 12'2 (4.45m x 3.71m)



Tiled fireplace with raised tiled hearth, sliding doors leading the rear gardens.

### Kitchen 11'8 x 6'7 (3.56m x 2.01m)



Range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, 4 ring hob and double oven, extractor canopy, single drainer sink unit with mixer taps, plumbed for washing machine, plumbed for dishwasher, recessed spotlights, fridge freezer space.

### 1st floor

### Bedroom 1 14'1 x 9'2 (4.29m x 2.79m)



**Bedroom 2 12'4 x 11'3 (3.76m x 3.43m)**



Built in bedroom furniture, wash hand basin, hot press.

**Bedroom 3 10'9 x 9'8 (3.28m x 2.95m)**



Access to the roof space via fixed staircase.

**Roof space 18'9 x 11'8 (5.72m x 3.56m)**



Floored, light and power, eaves storage, roof window.

**Bathroom 6'3 x 6'2 (1.91m x 1.88m)**



White suite comprising panelled bath, mixer taps, chrome shower, low flush w.c, pedestal wash hand basin, fully tiled walls, recessed spotlights.

**Outside**

Parking areas to the front of the house.

**Front gardens**

Gardens to laid in lawn with flower beds.

**Rear gardens**

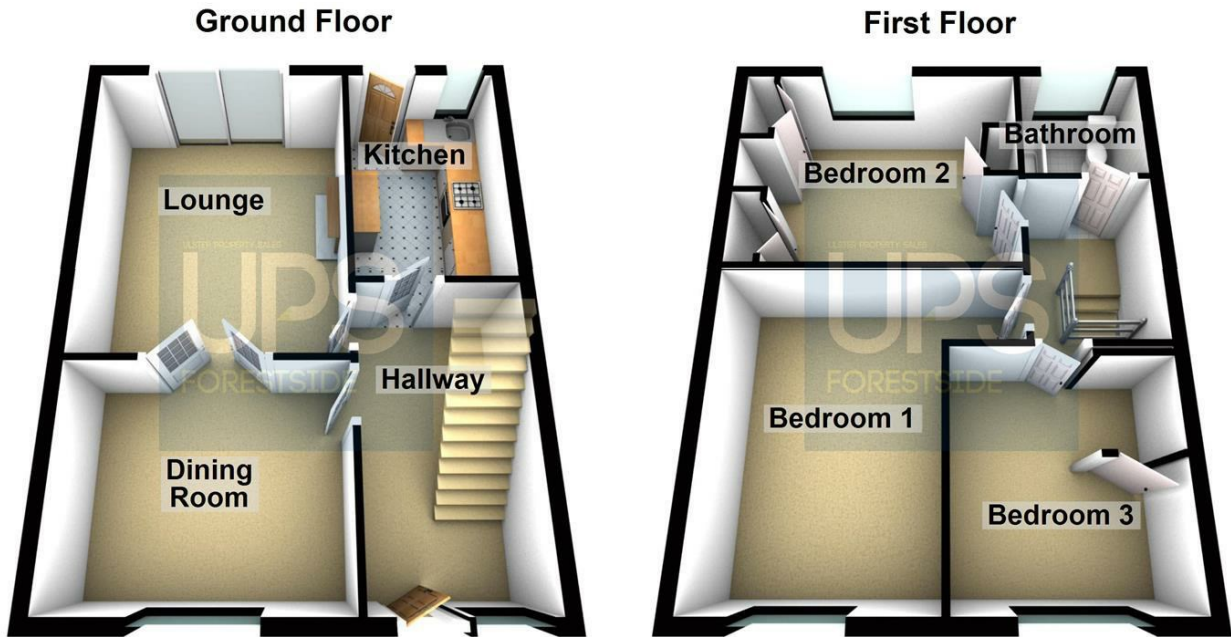


Low maintenance gardens to the rear, outhouse housing oil fired boiler, pvc oil tank, outside tap.

**Rear elevation**

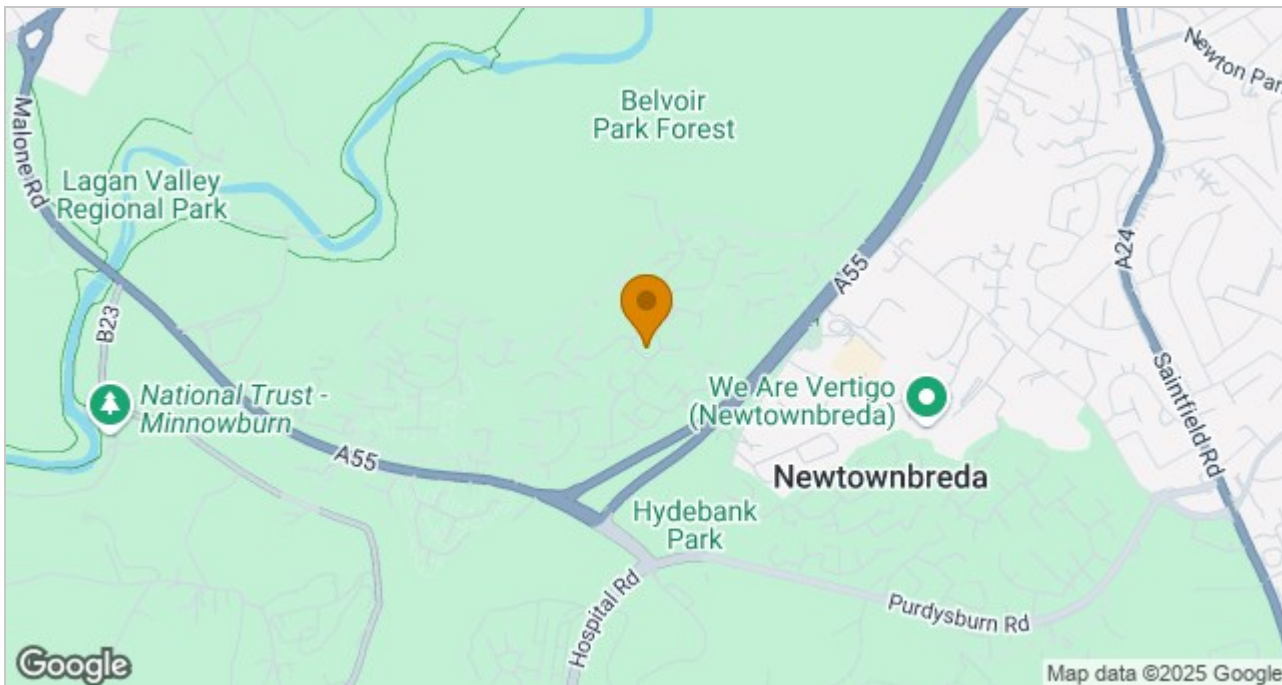


## Floor Plan



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



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