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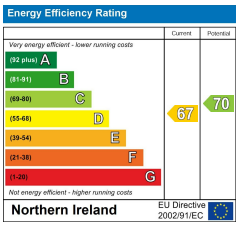
NETWORK STRENGTH – LOCAL KNOWLEDGE

2 Rushfield Avenue, Ormeau Road, Belfast, BT7 3FP

Asking Price £239,950

Located just off the Ormeau Road, we are delighted to bring to the market 2 Rushfield Avenue, that is chain free and ready to move into. This unique end terrace home home has been well maintained, leaving the potential buyer with little to do but add their own furniture. Accommodation over the 3 levels comprises 4 bedrooms, 2 on the 1st floor with shower room and 2 on the upper floor with a handy w/c. On the ground floor there is a spacious lounge with feature fireplace and a fitted kitchen with casual Dining space. Finished with gas central heating and double glazed windows. Only a few steps to the Ormeau Road, with its fantastic range of coffee shops, restaurants and entertainment facilities, as well as transport links to Belfast City Centre. Green space is taken care of with the nearby Ormeau and Cherryvale Parks and Ormeau Golf Club within walking distance. Immediate viewing is strongly recommended.

- Unique end terrace home
- Spacious lounge with feature fireplace
- 1st floor shower suite
- Gas central heating
- Enclosed rear yard
- Four bedrooms
- Kitchen open to the casual dining area
- Additional w/c on the upper floor
- Double glazed windows
- Chain free onward sale



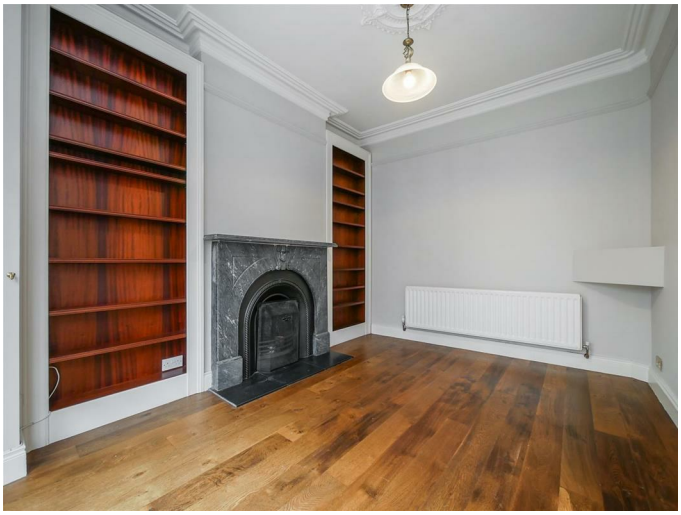
The accommodation comprises

Composite glazed front door with decorative inset leading to the entrance hall.

Entrance hall

Tiled floor.

Lounge 14'7 x 9'7 (4.45m x 2.92m)



(To bay) Thermo solid oak flooring, Feature marble fireplace with raised tiled hearth housing an open fire. feature cornicing and decorative ceiling rose, recess shelving.

Additional lounge image

Kitchen / casual dining 19'2 x 10'8 (5.84m x 3.25m)

Full range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, part tiled walls, cooker space, extractor fan, plumbed for washing machine, under stair storage, open to the casual dining

Additional kitchen / dining image

1st floor

Bedroom 1 11'9 x 10'5 (3.58m x 3.18m)

Cornicing and ceiling rows. Built in shelving.

Bedroom 2 10'4 x 9'1 (3.15m x 2.77m)

Timber floor.

Shower suite 11'0 x 8'3 (3.35m x 2.51m)

At widest points.
Comprising corner shower cubicle with thermostatically controlled shower, extractor fan, wash hand basin with storage below, low flush w/c, recessed spotlights, wall mounted radiator.

Additional shower room image

2nd floor

Bedroom 3 13'4 x 9'9 (4.06m x 2.97m)

At widest points.
Solid oak flooring

Bedroom 4 10'9 x 10'1 (3.28m x 3.07m)

Solid wood flooring, shelving.

W/C 5'11 x 5'5 (1.80m x 1.65m)

Comprising low flush w/c pedestal wash hand basin, shelving and gas boiler.

Outside

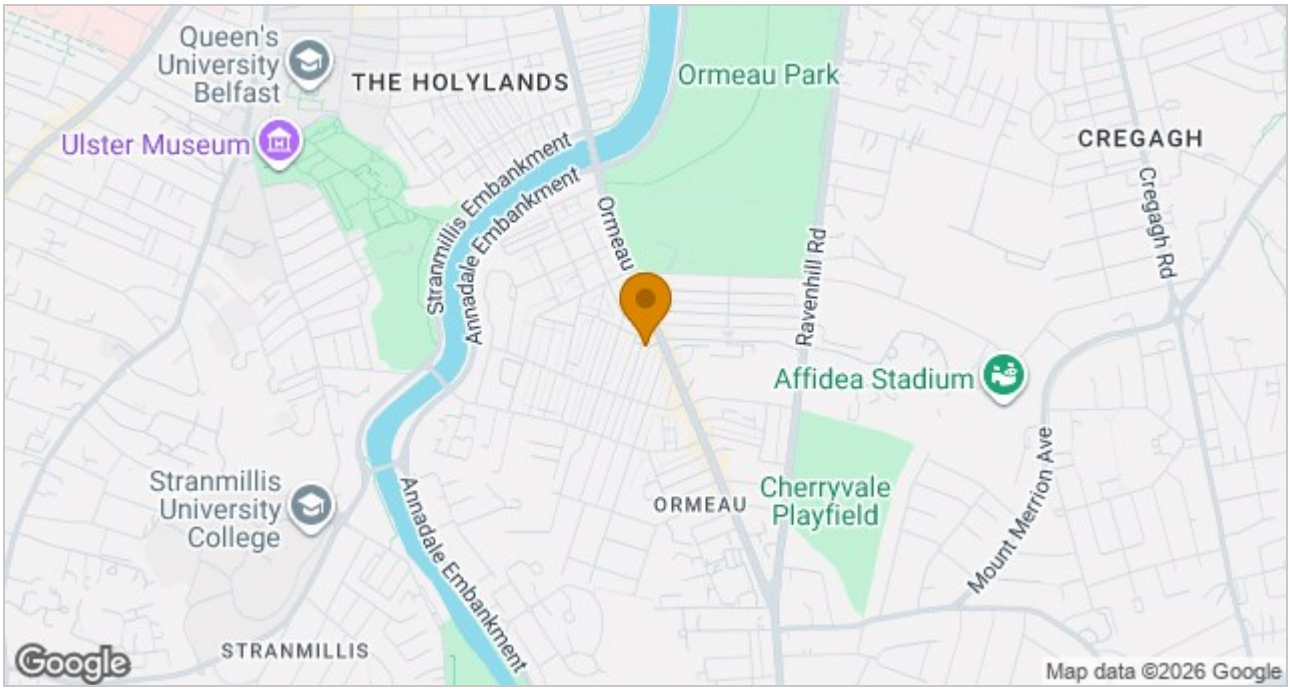
Enclosed rear yard

Outside tap and light, timber shed.

Rear elevation

Floor Plan

Area Map



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