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NETWORK STRENGTH – LOCAL KNOWLEDGE

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

Asking Price £239,950

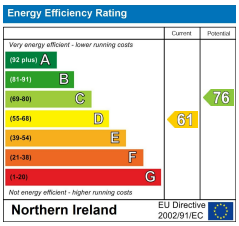
Rushfield Avenue is a highly sought-after residential location, ideally situated just a few minutes' walk from the vibrant Ormeau Road, renowned for its excellent selection of cafés, restaurants, bars and entertainment facilities. The area also benefits from superb transport links to Belfast City Centre, while Queen's University and the popular Stranmillis Village are both within easy reach.

Internally, the property offers an appealing blend of traditional charm and contemporary living. Original features, including attractive plaster mouldings, sit alongside a modern fitted kitchen, contemporary white bathroom suite and gas-fired central heating.

The current owner has presented the property to an excellent standard throughout, creating a stylish and welcoming home that is ready to move into. To the rear, the outdoor space has been thoughtfully transformed into an inviting and versatile area, ideal for relaxing or entertaining.

This attractive home would make an excellent first-time purchase, offering comfortable modern living in a highly convenient location with little to do other than move in and make it your own.

- Mid Terrace Home
- Two Good Sized Bedrooms
- Fitted Kitchen
- Gas Heating
- Enclosed Rear Yard
- Many Period Features Retained
- Two Reception Rooms
- White Bathroom Suite With Separate Shower Cubicle
- Sliding Sash Windows
- Ormeau Road Location



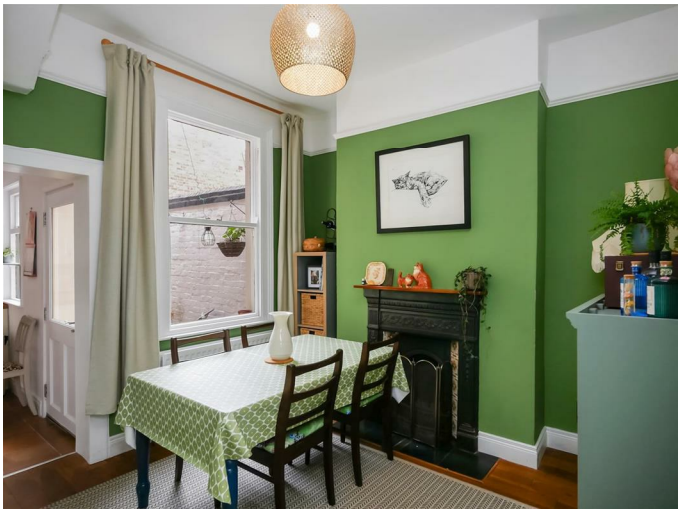
The Accommodation Comprises

Hardwood front door with fan light to entrance hall, Cornice and plaster mouldings. Oak flooring.

Lounge 14'2" x 10'7" (4.33 x 3.25)

Cornice, ceiling rose, picture rail.
Cast Iron wood burning stove with marble surround and slate hearth.

Dining Room 10'9" x 10'5" (3.3 x 3.2)

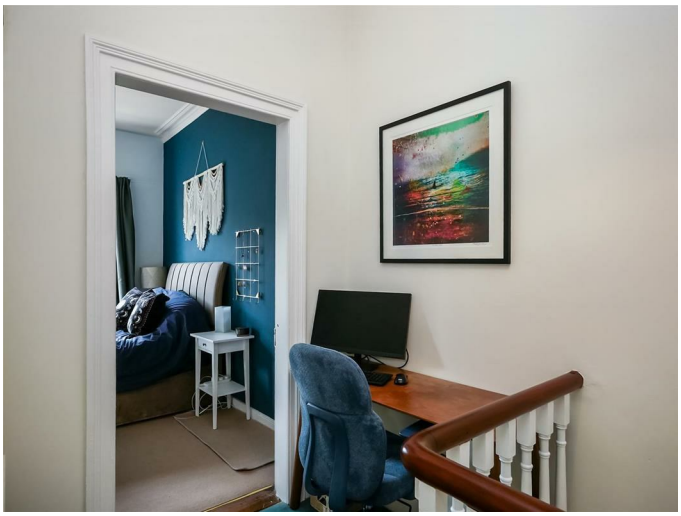


Cast Iron fire place with tiled inset and heath, Oak flooring.

Shaker Style Fitted Kitchen 15'0 x 6'9 (4.57m x 2.06m)

Range of high and low level built-in units, wood effect work surfaces, stainless steel over head extractor fan, single drainer stainless steel sink unit, integrated fridge and dishwasher, part tiled walls, tiled floor.

First Floor



Bedroom One 15'1" x 9'10" (4.60m x 3.00m)

Cornice ceiling, Tiled fire place with wooden mantle.

Bedroom Two 10'5" x 8'4" (3.2 x 2.56)

Bathroom Suite

White suite comprising free standing roll top with mixer taps and telephone hand shower, pedestal wash hand basin, separate shower cubicle with drench head and hand shower attachment., part tiled walls and tiled floor.

Landing

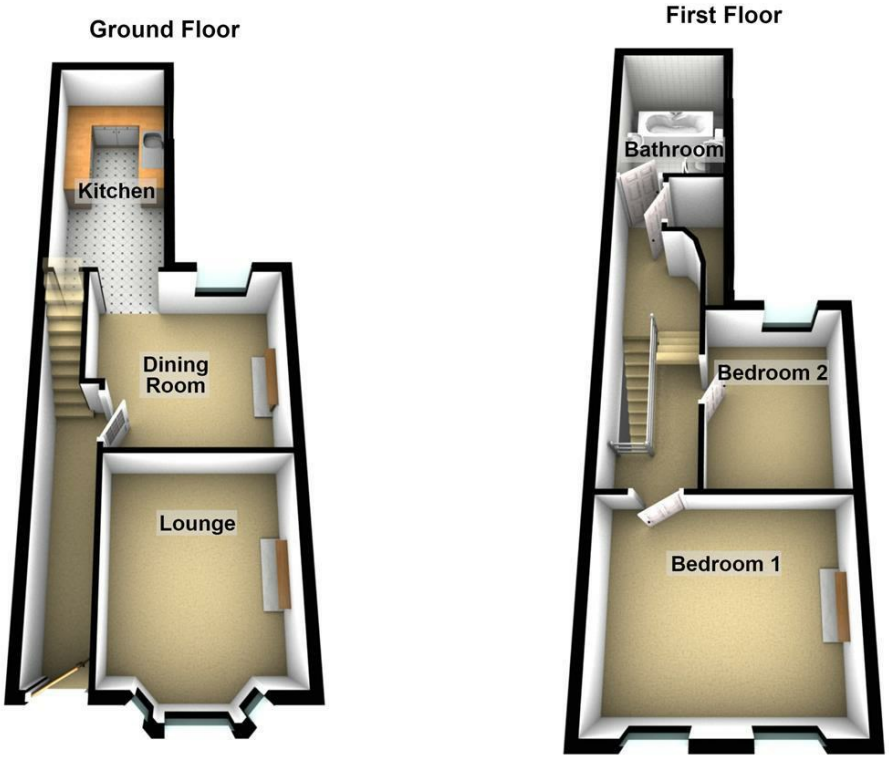
Outside

Easily maintained area to front.

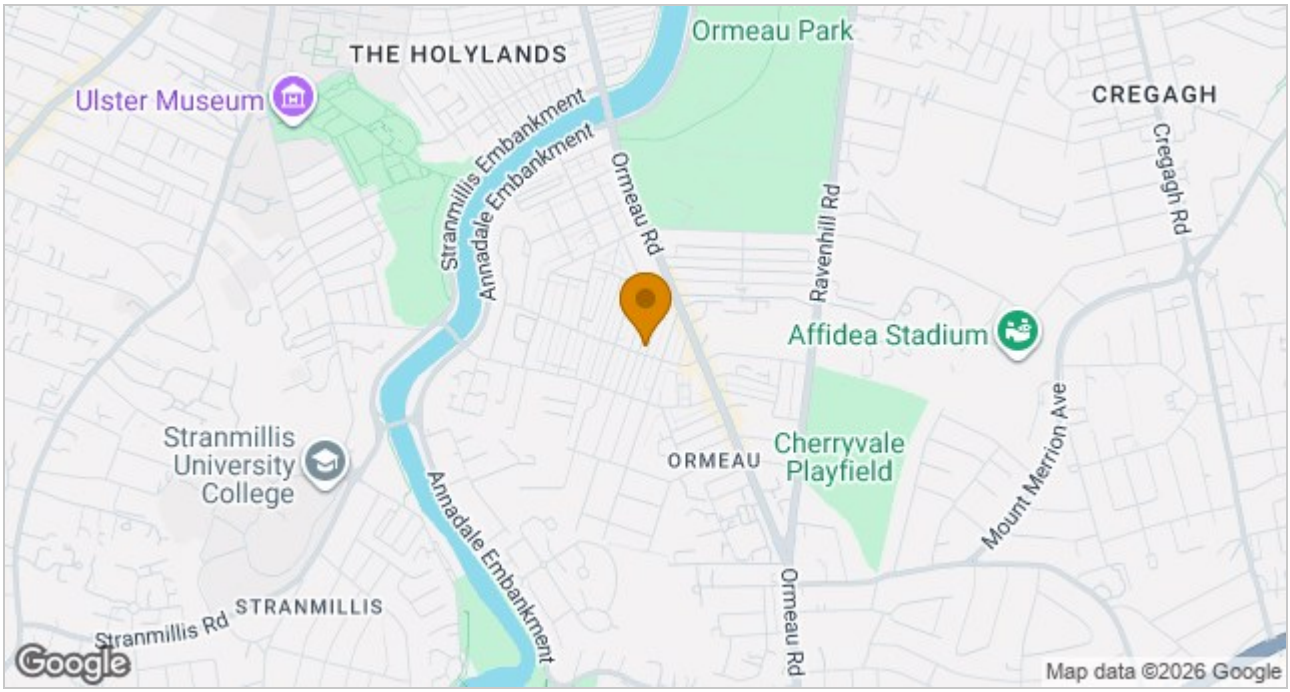
Outside Rear

Enclosed rear yard, ideal BBQ space.

Floor Plan



Area Map



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