

simon**BRIEN**
RESIDENTIAL

94 Donegall Avenue,
Belfast, BT12 6LX



Asking Price £125,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Superb Mid Terrace Property
- Well Presented Accommodation
- Three Bedrooms
- Modern Fitted Kitchen Open Plan to Dining / Living Area
- Sitting Room
- 1st Floor Shower Room
- Gas Fired Central Heating
- UPVC Double Glazing
- Rear Yard with Storage
- Popular and Convenient Location within walking distance of City Centre, Lisburn Road, Queens University and Hospitals
- Viewing by Appointment

DESCRIPTION

Donegal Avenue is conveniently located off the Donegal Road and Tates Avenue within walking distance of the City Centre and Lisburn Road. Queens University and both City and Royal Hospitals are also within close proximity.

The property has adaptable well presented accommodation providing a layout of three bedrooms, shower room, sitting room and spacious open plan kitchen / dining / living room.

Likely to be of interest to the young family, professional or investor viewing is by appointment through our Lisburn Road Office 02890 668888.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

uPVC double glazed front door to entrance hall with ceramic tiled floor

SITTING ROOM:

8' 11" x 8' 5" (2.72m x 2.57m)

Laminate wood floor



KITCHEN/DINING/LIVING AREA:

24' 4" x 12' 8" (7.42m x 3.86m)

Ceramic tiled floor, low voltage spotlighting, range of high and low level units, 1.5 bowl stainless steel sink unit, part tiled walls, Range style oven and 5 ring gas hob, stainless steel extractor fan, space for American fridge freezer, plumbed for washing machine, uPVC double glazed door leading outside



FIRST FLOOR

LANDING:

Access to roofspace

MAIN BEDROOM:

12' 4" x 9' 0" (3.76m x 2.74m)

Laminate wood floor



BEDROOM (2):

13' 1" x 6' 10" (3.99m x 2.08m)

Laminate wood floor



SHOWER ROOM:

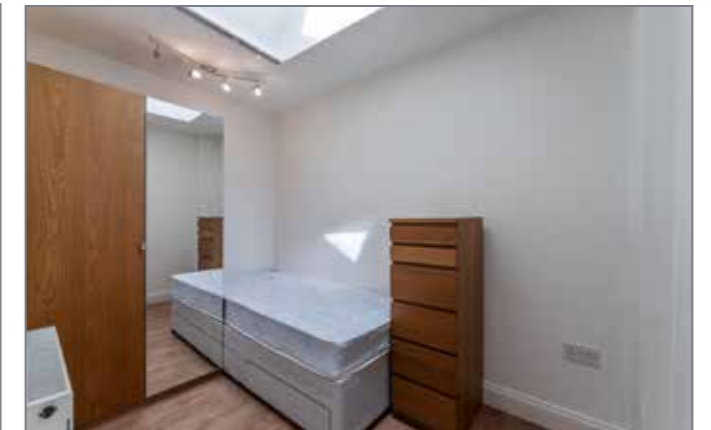
Ceramic tiled floor, low flush WC, chrome heated towel radiator, pedestal wash hand basin, extractor fan, fully tiled shower cubicle



BEDROOM (3):

10' 5" x 6' 0" (3.18m x 1.83m)

Laminate wood floor, velux window



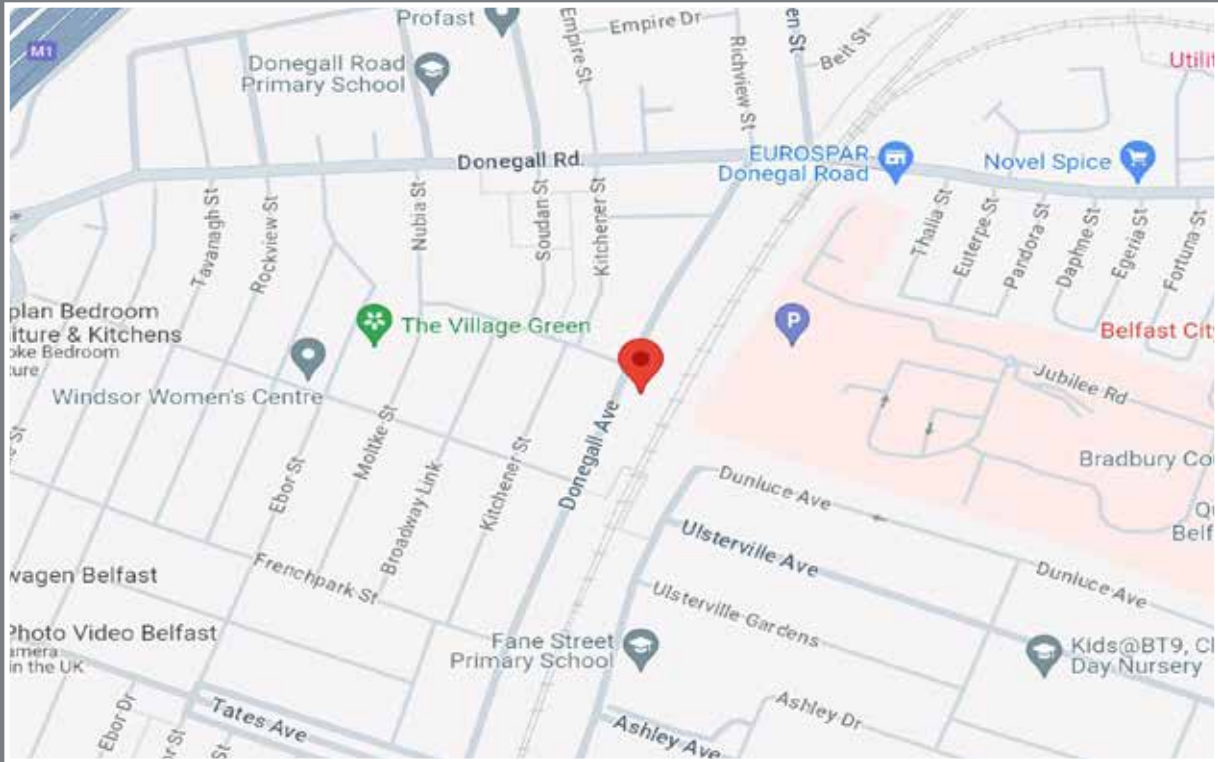
OUTSIDE

Entry with enclosed bin store and worcester gas boiler



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Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/E/24/SD



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