



## 'Quaker House' , 7 University Avenue, Belfast, BT7 1GX

**Price Guide £285,000**

We are pleased to offer for sale this spacious three storey terrace located at the top end of University Avenue in South Belfast. Within walking distance to Queens University and Belfast City Centre this is a prime opportunity to purchase a quality home suitable for both investment or indeed to live in. The accommodation comprises living room, spacious kitchen / dining area, six good sized bedrooms, two shower rooms and an additional W.C. Outside there is an enclosed rear yard with two sheds and extensive south facing garden. Award winning 'Wildflower Alley' (gated) runs behind property. Oil fired central heating is in place. This historic Quaker House Centre promises heritage and tourism potential. It enjoys easy access to transport links and local amenities.

- Excellent Mid-Terrace Property
- Two Shower Rooms & Additional W.C
- Kitchen With Dining Space
- Superb Investment Opportunity
- Six Good Sized Bedrooms
- One Reception
- Oil Fired Central Heating
- Viewing Highly Recommended

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	39	41
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

#### ENTRANCE

Hardwood front door.

#### ENTRANCE HALL

Built in storage.

#### LOUNGE

Cornicing and ceiling rose.

#### KITCHEN 11'10 x 8'4 (3.61m x 2.54m)

Range of high and low level units, built in dishwasher, stainless steel sink unit with drainer and mixer tap, extractor fan, part tiled walls and understairs storage.

#### BEDROOM ONE 12'3 x 15'0 (3.73m x 4.57m)

### ON THE FIRST FLOOR

#### BEDROOM TWO 11'5 x 9'11 (3.48m x 3.02m)

Original slate fireplace with cast iron inset and built in storage.

#### BEDROOM THREE 16'7 x 14'8 (5.05m x 4.47m)

Marble fireplace.

#### BATHROOM

White suite comprising electric shower, wash hand basin and wood panelled walls / ceiling. Built in storage.

#### SEPARATE WC

High flush WC and wood panelled walls and ceiling.

### ON THE SECOND FLOOR

#### BEDROOM FOUR 10'10 x 8'4 (3.30m x 2.54m)

#### BEDROOM FIVE 10'2 x 8'4 (3.10m x 2.54m)

#### BEDROOM SIX 16'8 x 11'5 (5.08m x 3.48m)

Original cast iron fireplace.

#### LANDING

Built in storage.

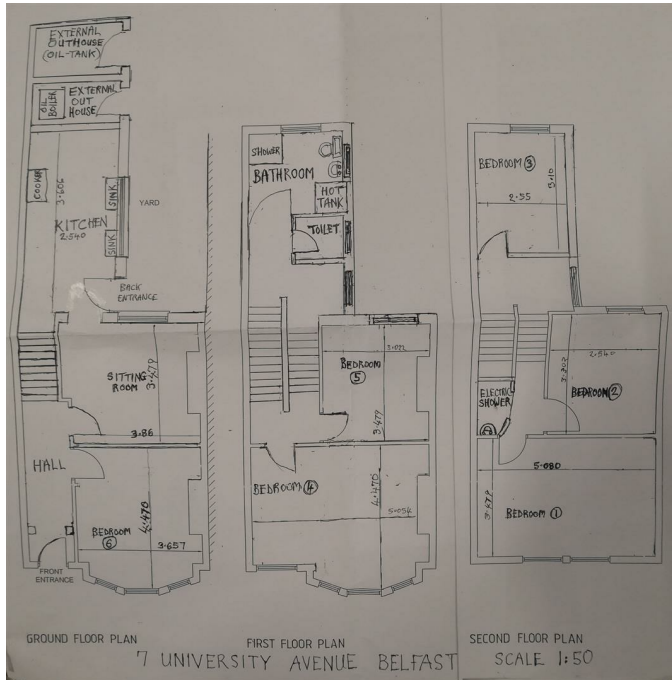
#### SHOWER

Electric shower.

#### OUTSIDE

Small front with extensive garden and patio to rear.

## Floor Plan



## 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 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.

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