



58 Deramore Avenue, Belfast, BT7 3ER

Asking Price £215,000

Deramore Avenue is a mature tree lined street, only a few minutes walk from the Ormeau Road with its array of cafés, restaurants and entertainment facilities. The Ormeau Road also benefits from superb transport links to Belfast City Centre and is only a short distance from Queens University and Stranmillis Village.

The property itself comprises two receptions and fitted kitchen on the ground floor, whilst on the first floor there are three bedrooms and white bathroom suite. There is also a floored roof space providing excellent storage (works completed over 10 years ago).

In addition this home benefits from an oil heating system and double glazing, with an easily maintained flagged area to front that captures the afternoon sun and enclosed rear yard.

An excellent well maintained home in a superb location.

- Mid Town Terrace
- Two Separate Reception Rooms
- White Bathroom Suite
- Double Glazing
- Enclosed Rear Yard
- Three Bedrooms
- Fitted Kitchen
- Oil Heating
- Easily Maintained Area To Front That Captures Afternoon Sun
- Fantastic Ormeau Road Location

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



Open entrance porch, terracotta tiling. Upvc glass panelled front door with glazed fan light to entrance hall. Laminate flooring.

Lounge 12'7 x 10'7 (3.84m x 3.23m)



Into bay. Cast iron fireplace with wooden surround housing cast iron wood burning stove, decorative tiled hearth. Original floor boards sanded and stained, cornice and ceiling rose.



Living Room 11'9 x 10'5 (3.58m x 3.18m)



Tiled fireplace with wooden surround, housing open fire.

Modern Fitted Kitchen 14'4 x 7'7 (4.37m x 2.31m)

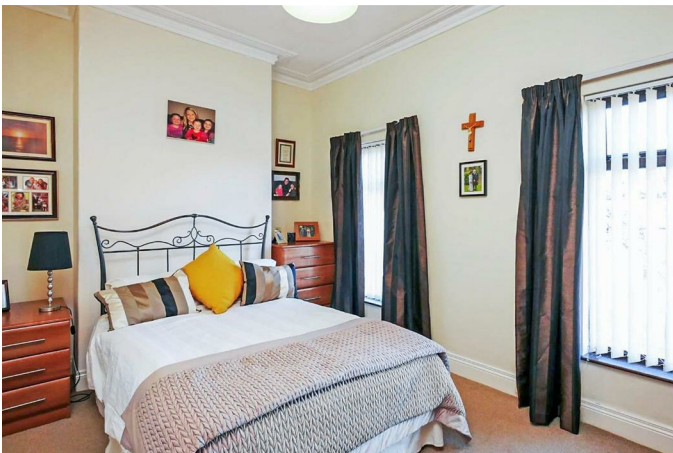


Excellent range of high and low level built-in units, Formica work surfaces, built-in 4 ring hob and under oven, over head extractor fan, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine. Part tiled walls, Tiled flooring.



First Floor

Bedroom One 14'8 x 10'6 (4.47m x 3.20m)



Built-in bedroom furniture. Cornice ceiling.



Bedroom Two 11'6 x 7'2 (3.51m x 2.18m)



Bedroom Three 8'0 x 6'8 (2.44m x 2.03m)

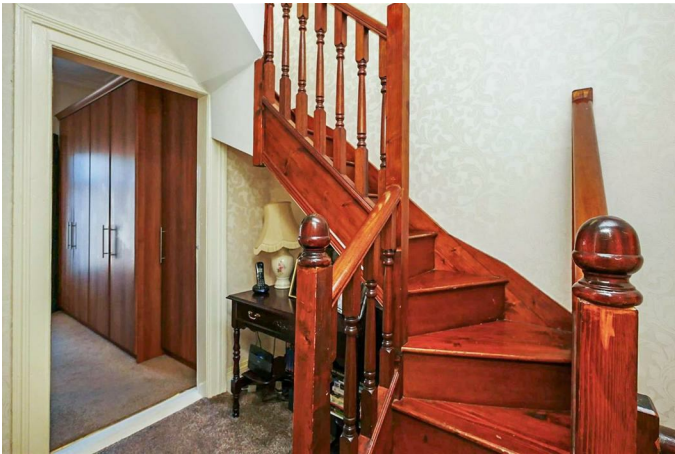


White Bathroom Suite



Comprising panelled bath with mixer taps and telephone hand shower, Redring shower unit above, pedestal wash hand basin, low flush w/c, Tiled walls tiled flooring. Pvc ceiling.

Landing



Access to roof-space via fixed staircase,

Roof Space



Floored with skylight window. Additional storage into eaves.

Outside Front



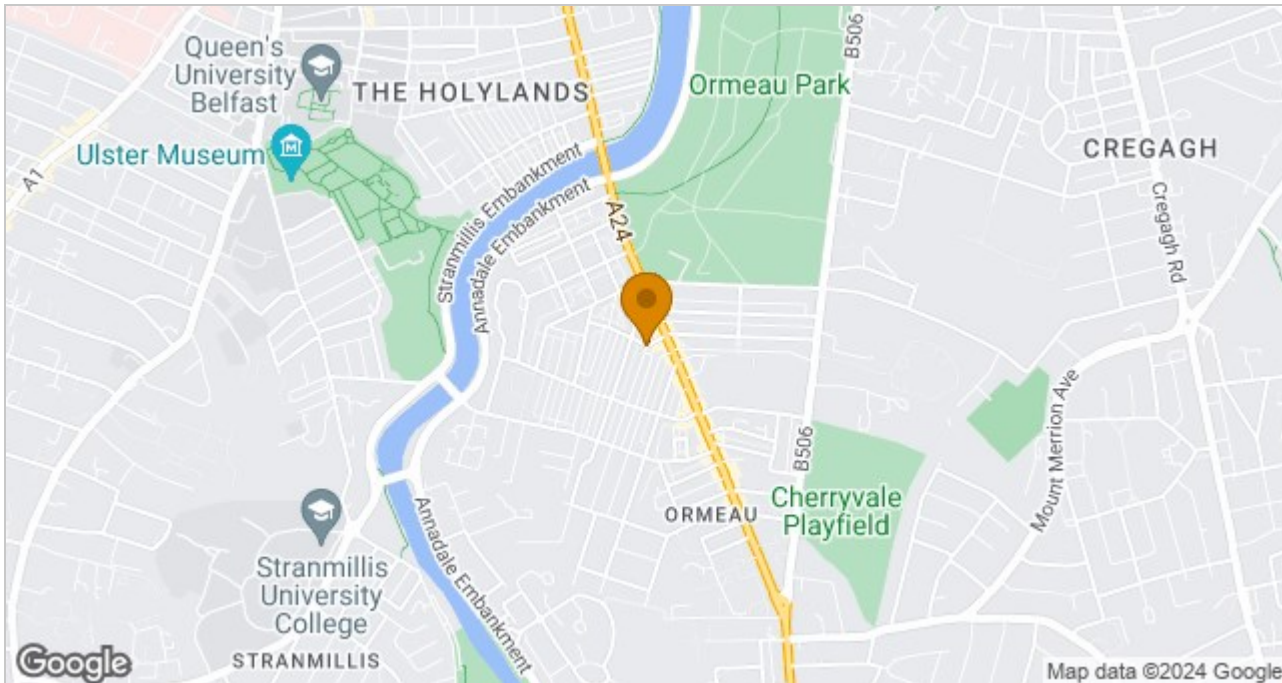
Easily maintained flagged area to front that captures the afternoon sun.

Outside Rear

Enclosed rear yard. Housing oil boiler. Pvc oil tank.

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 representation 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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