

AGREED



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ESTATE AGENTS &
LETTING SPECIALISTS



65 Cheviot Avenue | Belfast, BT4 3AG
OFFERS AROUND £129,950

johnminnis.co.uk





Offers Around £129,950
Terrace
4 Bedrooms
1 Reception

Property Features

- Attractive Terrace Property
- Within Walking Distance of Belmont and Ballyhackamore Villages
- Ease of Access for the City Commuter
- Lies Within the Catchment Area to a Range of Leading Primary and Grammar Schools
- Fully Fitted Kitchen with New Appliances
- Through Lounge Dining Room with Bay Window
- Bathroom with White Suite
- Four Well Proportioned Bedrooms
- Enclosed Rear Yard
- uPVC Double Glazing
- Oil Fired Central Heating



Accommodation

Ground Floor

Reception Hall

Living Room
24'3" x 9'7" into bay window

Kitchen
18'11" x 5'2"

First Floor Return

Bathroom

First Floor

Landing

Bedroom One
13'0" x 9'8"

Bedroom Two
11'2" x 7'7"

Second Floor

Bedroom Three
13'1" x 10'10"

Bedroom Four
10'3" x 7'7"

Outside

Front Forecourt,
Enclosed Rear Yard

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk

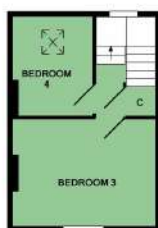
This attractive terrace property is conveniently located within walking distance to both Belmont and Ballyhackamore villages with their array of coffee shops, restaurants and local amenities. The location also offers excellent convenience to Belfast city centre via main arterial routes.

The property comprises of through lounge dining room, kitchen, bathroom with white suite and four well proportioned bedrooms. The property is further enhanced by uPVC double glazing and oil fired central heating.

This property will appeal to a range of purchasers including first time buyer or investor alike. We therefore recommend your earliest internal inspection.



GROUND FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan combined with measurements of space, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability, or efficiency can be given. (Issue with drawings 02/18)

Directions

Travelling down the Upper Newtownards Road, towards Belfast, turn right into Irwin Avenue and Cheviot Avenue is the second on the left hand side.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 - 100)	A		
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D		
(39 - 54)	E		
(21 - 38)	F	30	
(01 - 20)	G		
<i>Not energy efficient - higher running costs</i>			
			49



Viewing

By appointment through agent.

Free Valuation

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