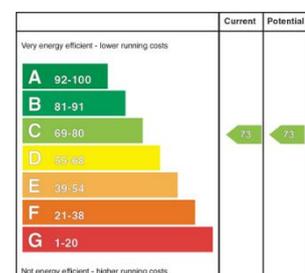




**3 LISAVON STREET, BELFAST, BT4 1LG**  
**FOR SALE: £89,950**

- Attractive Ground Floor Apartment**
- Open Plan Living Area**
- Two Double Bedrooms**
- Modern Bathroom with White Suite**
- Upvc Double Glazed Windows**
- Gas Fired Central Heating**
- Communal Parking for Two Cars Each Apartment**
- Excellent First Time Buyer Home**

9879-3076-0244-6878-8970



**Beautifully presented and deceptively spacious ground floor apartment in a block of only four apartments, all with their own door access. The accommodation comprises of a large bright lounge open plan to a luxury fitted kitchen. A bathroom comprising a white suite is located off the hallway and two well proportioned double bedrooms are to the rear of the apartment. Externally is car parking to the front and an enclosed private garden to the rear. The property also benefits from Phoenix gas central heating and fully upvc double glazed windows.**

**This is a superb first time buy or ideal home for those looking to scale down the property ladder. Its location is within a most popular residential area and convenient to many local amenities including Victoria Park, the villages of Belmont and Ballyhackamore, Belfast City Airport, Sydenham train station and transport links in to the city centre.**

## THE PROPERTY COMPRISES:

Composite front door to :

### Ground Floor

**LIVING ROOM:** 14' 8" x 12' 3" (4.47m x 3.73m) Laminate timber flooring, double panelled radiator, single panelled radiator, hole in the wall gas fire with tiled hearth, under stairs storage cupboard, cupboard containing electric meter.

**KITCHEN:** 7' 9" x 16' 0" (2.37m x 4.88m) Granite tiled floor, partially tiled walls, double panelled radiator, range of high and low level black high gloss kitchen units, granite work tops, plumbed for gas cooker, integrated washing machine, 'Smeg' extractor fan and full sized integrated fridge freezer, recessed low voltage LED spotlights.

**HALLWAY:** Laminate timber flooring, single panelled radiator, storage cupboard.

**BEDROOM (1):** 13' 8" x 10' 2" (4.16m x 3.10m) Laminate timber flooring, double panelled radiator.

**BEDROOM (2):** 12' 4" x 6' 11" (3.76m x 2.11m) Laminate timber flooring, single panelled radiator, door to rear garden.

**BATHROOM:** Ceramic tiled floor, partially tiled walls, white suite comprising, panelled bath with 'Grohe' mixer taps, 'Grohe' thermostatically controlled shower, vanity sink unit with mixer taps, dual flush wc, extractor fan, cupboard contain 'Worcester' gas fired boiler.

### Outside

Front: communal car parking, bin stores, gas meter.

Rear: enclosed rear garden, outside tap and light, with gated access to alley.

**LOCATION:** Lisavon Street runs off Park Avenue.

AMPmni, 54 Belmont Road, Belfast, BT4 2AN. Telephone 028 9047 4660 Email: info@ampmni.com Web: www.ampmni.com

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