



Open to cash offers only, this attractive mid-terrace property occupies an excellent location just off the ever popular Lisburn Road and is within easy walking distance to the many local amenities on the Lisburn Road itself, including cafes, restaurants, a selection of shops and regular public transport services to Belfast City Centre.

**Offers Over  
£149,950**

12 Maryville Avenue,  
Lisburn Road,  
Belfast,  
BT9 7HE

This property offers bright, easy to manage accommodation with many fine features including a good sized lounge, modern fitted kitchen with integrated appliances and contemporary shower room. Upstairs is two bright double bedrooms.

Viewing by  
appointment with  
& through agent  
028 9066 3030

Recent sales in this locality have proved extremely popular and this property will appeal to a wide range of prospective purchasers. Internal inspection is highly recommended.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 North Down - 028 90 42 4747  
 Lisburn - 028 92 66 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



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## Property Features

- Attractive Mid Terrace Property in an Extremely Popular Location
- Bright Lounge
- Modern Fitted Kitchen with Integrated Appliances
- Two Well Proportioned Bedrooms
- Ground Floor Shower Room with White Suite
- Gas Fired Central Heating/ Double Glazing Throughout
- Superb Location Convenient to Many Local Amenities Including Cranmore Park, Shops and Public Transport Services
- Well Presented Throughout
- Enclosed Rear Yard
- Cash Offers Only

## Location:

Coming out of Belfast on the Lisburn Road turn right into Maryville Avenue opposite Cranmore Park at Templeton Robinson Office.

## Property Comprises

### Ground Floor

uPVC front door to . . .

LIVING ROOM: 12' 2" x 10' 9" (3.71m x 3.28m) Laminate wood effect flooring.

KITCHEN: 12' 3" x 7' 2" (3.73m x 2.18m) Range of high and low level Shaker style units, built-in oven, hob and extractor fan, integrated fridge/freezer, sink with mixer taps. Plumbed for washing machine, formica work surfaces, tiled floor, part tiled walls.

REAR HALLWAY: Tiled floor, shelved boiler cupboard, glazed hardwood door to rear courtyard.

### First Floor

SHOWER ROOM: 6' 6" x 5' 8" (1.98m x 1.73m) Low flush wc, walk-in shower cubicle, wash hand basin, tiled flooring, part tiled walls, tongue and groove ceiling, extractor fan.

LANDING: Carpeted.

BEDROOM (1): 12' 3" x 10' 8" (3.73m x 3.25m) (at widest points).

Carpeted. Access to loft.

BEDROOM (2): 12' 4" x 7' 4" (3.76m x 2.24m) Carpeted.

### Outside

Rear courtyard.

