

TEMPLETON
ROBINSON



60 Balmoral Avenue,
Belfast,
BT9 6NY

Offers Over
£525,000

Viewing by
appointment with
& through agent
028 90 663030



This most attractive 1900s Townhouse is situated just off Balmoral Avenue, the property is full of character and charm and maintains many original fine features with a homely ambiance but offering open plan modern day living.

The property is spacious and and has been extended to the rear to offer excellent entertainment space with access to the delightful, fully landscaped rear gardens with lawns and beds with shrubs, trees and bushes.

Externally the property benefits from excellent car parking to the front, and additional parking can be accessed adjacent to the rear garden. Stunning front gardens with an array of specimen trees and colourful bushes.

Many conveniences are on your doorstep including many leading schools and Queens University Belfast, cafes, shops, restaurants and the City Centre is within 15 minutes walk.



- **Attractive 1900s Red Brick Townhouse with a Feeling of Ambiance and Charm Throughout**
- **Entrance Porch and Reception Hall with Solid Wood Flooring**
- **Cloakroom /wc**
- **Lounge Open Plan to Dining Room with Feature Fireplace and Wood Floors**
- **Cosy Sitting Room with Painted Fireplace**
- **Entertainment Sized Modern Fitted Kitchen Open Plan to Casual Living/ Dining Room**
- **Three Well Proportioned Bedrooms**
- **One with Ensuite Shower Room and Second with Jack and Jill Ensuite**
- **Oil Fired Central Heating / uPVC Double Glazed Windows**
- **Beautifully, Landscaped Rear Gardens in Lawns with a Variety of Specimen Trees Shrubs and Bushes, Private Patio Area and Enclosed Yard**
- **Front Gardens with Well Stocked Beds with Coloured Bushes, Trees and Driveway Parking for Several Cars**
- **Further Parking can be Accessed adjacent to the Rear Garden**
- **Only a short walk from an array of shops, restaurants, cafes on the Lisburn Road and Queens University, Belfast Hospitals and the City Centre**

The Property Comprises:

Ground Floor

Wooden front door and fan light side panels to . . .

ENTRANCE PORCH: Marble tiled floor.



Wooden door and glazing to . . .

RECEPTION HALL: Teak wood floor, cornice ceiling.



CLOAKROOM: Low flush wc, pedestal wash hand basin, marble tiled floor, picture rail, storage cupboard.



LOUNGE & DINING ROOM: 24' 3" x 16' 10" (7.39m x 5.13m) (at widest points). Original solid pitch pine floor, cornice ceiling, picture rail, ceiling rose, cast iron fireplace with granite hearth.



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SITTING ROOM: 16' 1" x 12' 5" (4.9m x 3.78m) Painted fireplace with marble inset and hearth, low voltage spotlights, picture rail.



Double doors and glazing to . . .

MODERN FITTED KITCHEN & CASUAL LIVING/DINING AREA: 32' 4" x 21' 3" (9.86m x 6.48m)

Range of solid oak high and low level units, granite work surfaces, integrated Miele double oven, five ring gas hob with electric fan over, plumbed for washing machine, space for American fridge freezer, island unit with units, twin old Belfast style sink unit, plumbed for dishwasher, engineered oak wooden floor, low voltage spotlights, Velux window, two sliding patio doors to rear, door to: side.





First Floor

LANDING: Shelved hotpress, picture rail.



BEDROOM (1): 15' 10" x 13' 1" (4.83m x 3.99m) Sanded and varnished floor boards, picture rail.



JACK & JILL ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, panelled bath with telephone hand shower, fully tiled shower cubicle, part tiled walls, marble tiled floor, low voltage spotlights, extractor fan.



BEDROOM (2): 15' 4" x 12' 3" (4.67m x 3.73m) (at widest points). Picture rail.



ENSUITE SHOWER ROOM: White suite comprising low flush wc, wash hand basin, fully tiled shower cubicle, heated towel rail, part tiled walls, marble tiled floor, low voltage spotlights, extractor fan.



BEDROOM (3): 11' 3" x 8' 11" (3.43m x 2.72m) (at widest points). Picture rail.



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Outside

Right of way over driveway for number 62 to further paved car parking space. Wooden shed. Stunning, private and enclosed rear garden with extensive bushes and specimen trees with beautiful colour and charm. Enclosed rear yard. Extensive front gardens with bushes, hedging and trees. Tarmac parking for several cars. Side yard and oil fired boiler.

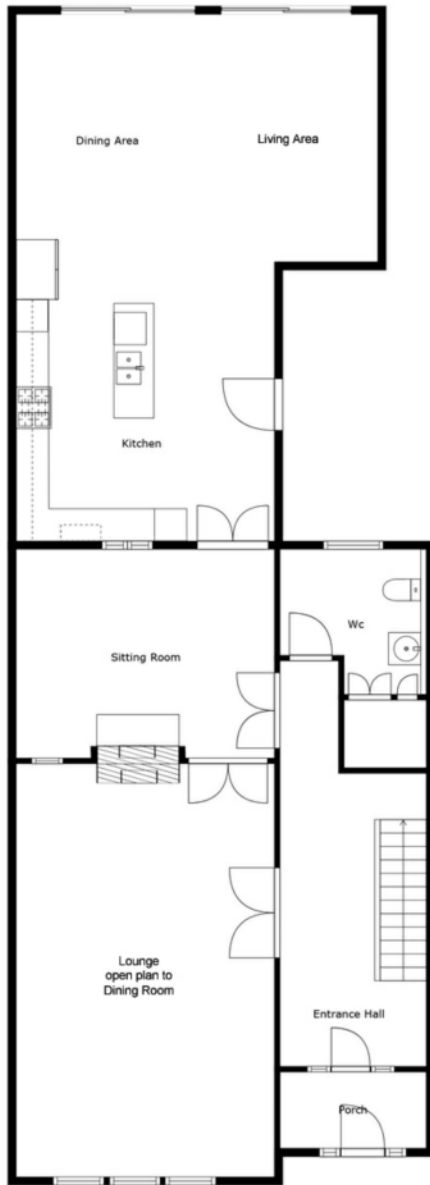




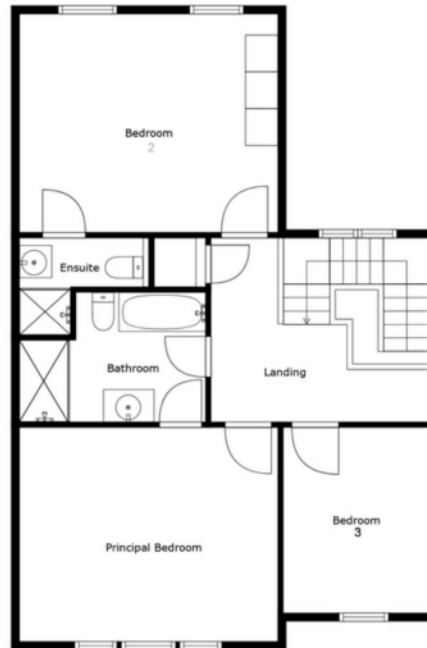
Location:

Coming up Balmoral Avenue from Stockmans Lane, number 60 is on the left hand side.

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Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700

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