



485 Lisburn Road, Belfast, BT9 7EZ
Tel: 02890 661111
Email: info@fetherstonclements.com
Web: www.fetherstonclements.com

83 Tates Avenue

Belfast
BT9 7BZ

Asking Price Of £129,950

83 TATES AVENUE, BELFAST, BT9 7BZ

- Substantial Victorian Terrace In Need Of Modernisation
- Six Bedroom
- Two Reception Room
- Fitted Kitchen
- Family Bathroom with Coloured Suite
- Vehicle Access To The Rear Of Property
- Large Enclosed Rear Garden
- Oil Fired Central Heating (Partial)
- Single Glazed Windows
- Possible Development Opportunity Subject To Planning

PROPERTY DESCRIPTION

This substantial end terrace is located on Tate's Avenue in the heart of south Belfast. Whilst requiring extensive modernisation this property offers a superb opportunity for investors and developers alike.

The property comprises of six bedrooms, two reception rooms, kitchen and family bathroom. A huge benefit with this property is the large enclosed rear garden which can be accessed from the front of the property.

This sale presents a superb opportunity for an investor/developer seeking to buy a property with potential for value enhancement. Please note that due to the condition of the property only cash offers will be considered.

PROPERTY COMPRISES

Hardwood front door into...

PORCH Cornice ceiling. Glazed door into...

HALLWAY Ceiling corbels. Cornice ceiling.

LIVING ROOM 10' 11" x 7' 10" (3.33m x 2.41m) Original tiled fireplace and hearth. Cornice ceiling.

SITTING ROOM 11' 0" x 7' 10" (3.36m x 2.41m) Original tiled fireplace and hearth. Understairs storage.

KITCHEN 6' 8" x 14' 5" (2.05m x 4.41m) Range of fitted units. Single drainer stainless sink unit. Plumbed for washing machine. Space for cooker. Space for fridge freezer.

FIRST FLOOR

BATHROOM Coloured three piece suite comprising bath with mixer taps with shower attachment, pedestal wash hand basin with mixer taps, low flush WC. Hotpress.

BEDROOM 1 14' 8" x 10' 11" (4.48m x 3.34m) Sealed fireplace. Ceiling cornice.



BEDROOM 2 10' 9" x 7' 9" (3.30m x 2.38m) Cast iron fireplace.

BEDROOM 3 10' 9" x 8' 9" (3.30m x 2.68m) Tongue and groove ceiling.

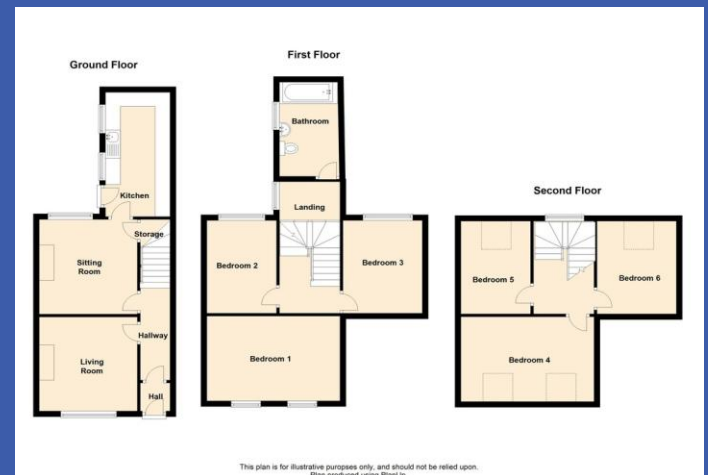
SECOND FLOOR

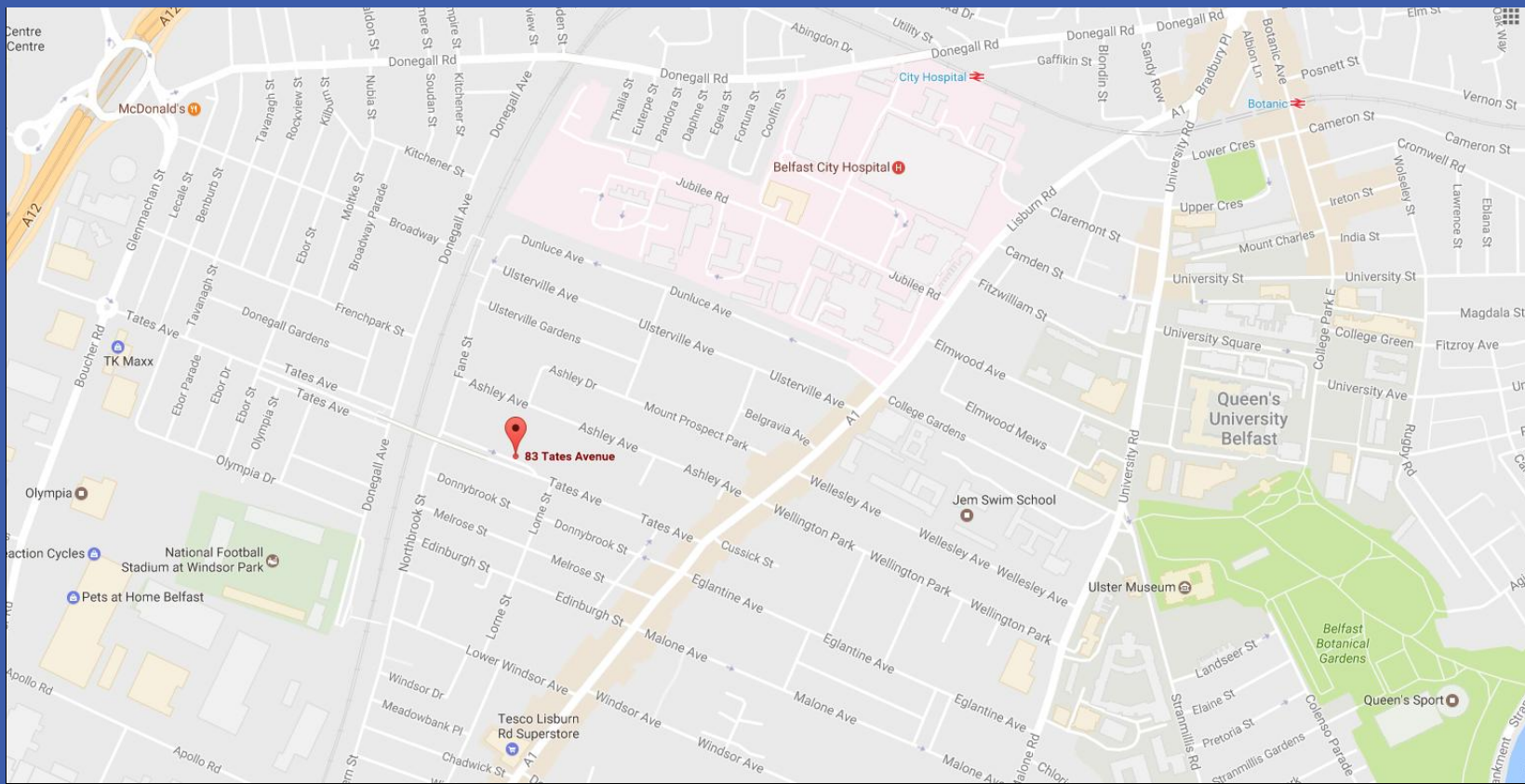
BEDROOM 4 10' 10" x 8' 10" (3.32m x 2.70m)

BEDROOM 5 10' 9" x 8' 10" (3.30m x 2.70m)

BEDROOM 6 14' 3" x 8' 10" (4.36m x 2.70m)

OUTSIDE Vehicle access to a courtyard area and large enclosed rear garden with shed. Outside W.C.





Directions:

See Map Attached

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20	6	27
Not energy efficient - higher running costs		



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