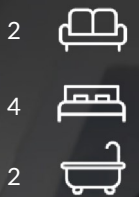




**CASH OFFERS ONLY!** Four bedrooms – three doubles and one single  
Bathroom with a modern white three-piece suite Gas fired central heating  
& double glazed windows Off-road parking to the front laid in gravel  
Private fully enclosed rear garden with a large lawn area and sizeable patio  
area



The Avenue For You!

**CASH OFFERS ONLY!**

This detached red brick property offers great living space, a large private rear garden and a location that will be hard to beat. Situated on the popular Ardenlee Avenue ensures a convenient lifestyle with a good choice of schools, shops, parks and restaurants being within a short walk from your front door. The property does require sympathetic modernisation but offers so much potential to its new owner!

Downstairs comprises a welcoming entrance hall with original tiled floor and under stairs storage, a living room with feature fireplace, wood strip floor and a bay window, a family room with a feature fireplace and wooden floor, a fitted kitchen with integrated appliances, a centre island open plan to a spacious dining area and a useful ground floor shower room. Upstairs are three well proportioned bedrooms, a bathroom with a white three-piece suite and a fixed staircase to a fourth bedroom with large dormer window that offers superb views over Belfast.

To the front is a gravel parking area. The rear garden is a real treat, not only is it private, it benefits from a good-sized lawn, a large patio area and a garden room which is perfect as a home office or as a teenagers den, all of which is complimented by a nice selection of plants, shrubs and trees.

Located close to the city centre, within walking distance to the Ormeau Park & Golf Club, very close to many of the country's top schools and not far from Forestside Shopping Centre, this outstanding property really would be hard to beat for those looking for space, quality and convenience. The bustling and popular Ormeau, Ravenhill & Cregagh Road are not far where there are a fantastic choice of shops, cafes, restaurants and bars to sample and enjoy.

To arrange a viewing or for further information please call Michael Chandler Estate Agents on 02890 450 550 or visit [www.michael-chandler.co.uk](http://www.michael-chandler.co.uk)



**Mortgage advice is available from our in-house Mortgage Advisor, you can find out how much you can borrow within minutes!**

### REQUEST VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property to you!

513 Ormeau Road, Belfast, BT7 3GU

**02890 450 550**

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ESTATE AGENTS