Michael Chandler
ESTATE AGENTS

# 40 Ailesbury Crescent, Belfast

## Asking Price £275,000

An attractive semi-detached home in a highly sought after South Belfast location
Welcoming entrance hall with a spacious storage cupboard
Bright front living room with a beautiful feature fireplace
Open plan kitchen and dining area with integrated appliances & sliding doors to the rear garden
Three well-proportioned bedrooms – one benefitting from built in storage
Modern shower room with separate WC
Gas-fired central heating and double glazing throughout
Private driveway leading to garage with excellent storage potential

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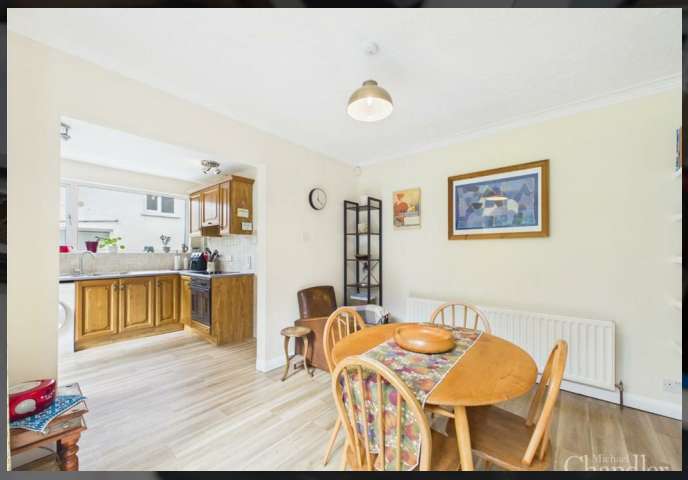

Arrive In Ailesbury!

Ideally positioned just a short walk from the Ormeau Road in South Belfast, this attractive semi-detached home offers well proportioned accommodation, excellent outdoor space and a convenient location close to a wide range of local amenities.

The property comprises a welcoming entrance hall with useful and spacious storage cupboard. To the front is a bright living room, centred around a beautiful feature fireplace which creates an attractive focal point and a warm, inviting atmosphere. To the rear, the kitchen and dining area provides a practical and sociable space and is fitted with a range of units and integrated appliances. Sliding patio doors provide direct access to the rear garden, allowing excellent natural light into the room and creating an easy connection between the indoor and outdoor spaces.

Upstairs, there are three well-proportioned bedrooms, comprising two comfortable doubles and a single bedroom- one of which benefits from built-in wardrobes, providing excellent storage. The accommodation is completed by a modern shower room and separate WC.

Outside, the front garden is laid in stones, while a private driveway to the side leads to a garage, providing valuable additional storage. To the rear is a fully enclosed south facing garden, laid predominantly in lawn with a patio area, making it an ideal space for outdoor entertaining, children or simply relaxing during the warmer months.

Whilst everything you need is by your doorstep, there is also easy access to the City Centre ensuring that you are never far from the vibrant heart of Belfast. Whether you are looking to relax in your private garden or explore the bustling city life, this property caters to a range of buyers seeking both tranquility and convenience.

To arrange a viewing or for further information contact Michael Chandler Estate Agents on 02890 450 550 or email property@michael-chander.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 advise regarding the sale or rental of your property to you!

513 Ormeau Road, Belfast, BT7 3GU

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