



HMK Property
8 Grand Parade
Belfast

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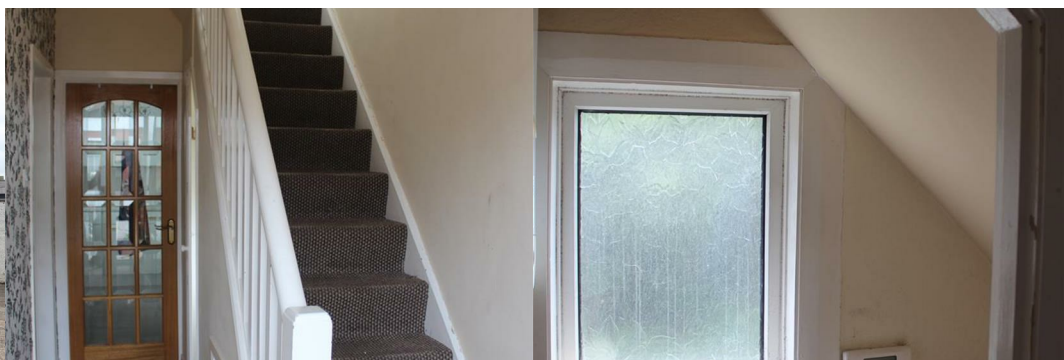
40 Mayfair Avenue

, Belfast, BT6 9JA

Asking price £125,000



HMK Property is delighted to introduce 40 Mayfair Avenue to the sales market. This spacious three-bedroom semi-detached property, located off Cregagh Road, requires extensive renovation throughout and will appeal to a range of potential purchasers. The property consists of a bright entrance hall with storage cupboard, currently housing a gas boiler. A large open-plan living/dining room features double doors to a bright conservatory, with further access to a downstairs W/C, galley kitchen, and a good-sized rear garden. The first floor has three bedrooms, a family bathroom with a shower over bath, and a linen cupboard. No. 40 Mayfair is priced to allow modernisation. Given the proximity to Cregagh Road and Belfast city centre, this spacious home will appeal to a range of potential purchasers. To arrange a viewing, please contact HMK Property on 02890397712. EPC - D



GROUND FLOOR

Leading to...

ENTRANCE HALL 14'7" x 5'8" (4.47m x 1.75m)

Bright carpeted entrance hall

LIVING ROOM 19'11" x 9'9" (6.08m x 2.99m)

Large through lounge with access to conservatory through patio doors

KITCHEN 11'3" x 5'4" (3.44m x 1.63m)

Fitted kitchen with access via back door to rear garden

CONSERVATORY 9'4" x 8'4" (2.86m x 2.55m)

Tiled conservatory overlooking enclosed rear garden

DOWNSTAIRS W/C 5'11" x 2'11" (1.81m x 0.89m)

Low flush W/C, wash hand basin.

FIRST FLOOR

Comprises of...

BEDROOM ONE 9'10" x 8'9" (3.00 x 2.67m)

Good sized carpeted room with skirting boards

BEDROOM TWO 8'8" x 5'8" (2.65m x 1.75m)

Carpeted bedroom with skirting boards

BEDROOM THREE 6'7" x 6'3" (2.02 x 1.93m)

Box room carpeted with skirting boards

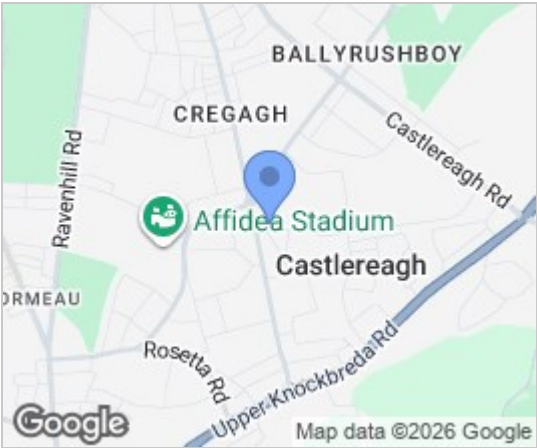
FAMILY BATHROOM

Shower over bath, low flush W/C, wash hand basin

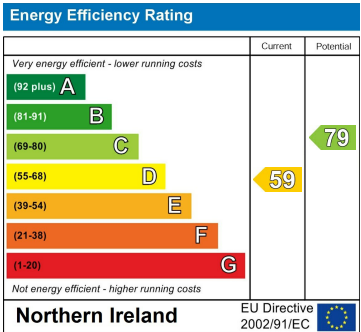
OUTSIDE

On-street parking to the front with a large garden to the rear of the garden.

Area Map



Energy Efficiency Graph



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