

**92 Ainsworth Avenue
Belfast
BT13 3EP**



Offers around £89,950



Key Features

- Chain Free
- Three bedroom mid-terrace
- Excellent access to Belfast City Centre
- Two reception rooms
- Fitted kitchen
- Three spacious bedrooms
- Family bathroom
- Enclosed rear yard
- Double glazing
- Gas heating

Summary

92 Ainsworth Avenue is a three-bedroom, three storey, mid-terrace property closely located to the Woodvale, Shankill and Crumlin Road areas of North Belfast and allows easy access to all local amenities and Belfast City Centre.

The property requires some modernisation but offers an excellent investment opportunity for any investor or first-time buyer wanting to make that first step onto the property ladder.

The ground floor of the property benefits from two reception rooms, spacious kitchen and access to an enclosed rear yard.

The first floor offers two generous sized bedrooms and family bathroom.

The second floor benefits from a large bedroom with velux window.

The property has upvc windows and doors throughout and benefits from gas heating.





The property comprises of:

Entrance Hall

4.1m x 1.0m

Front Living Area

3.1m x 2.9m

Back Living Area

3.1m x 2.9m

Kitchen

3.0m x 2.2m

Bathroom

2.2m x 2.1m

Bedroom 1 (Front – First Floor)

4.0m x 3.1m

Bedroom 2 (Rear – First Floor)

3.1m x 2.3m

Bedroom 3 (Second Floor)

5.2m x 4.0m



EPC rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

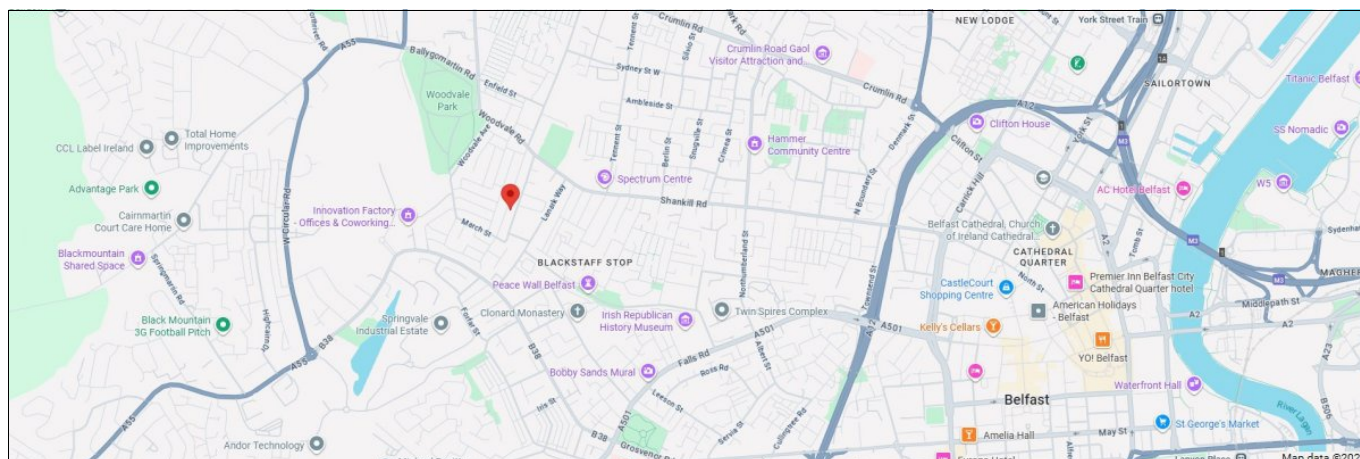


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