



Enjoying a quiet yet convenient location in a cul-de-sac between Ardenlee and Ravenhill Avenues, this bright semi would be ideal for a range of purchasers including first time buyers and buy-to-let investors alike.

With a rear extension on the ground floor, the accommodation is well-proportioned on both floors.

Externally this is complemented by easy to maintain gardens to the front and rear.

Early viewing is strongly recommended in this ever-popular residential locality which is only a couple of miles from the City Centre. Excellent local amenities on both the Ormeau and Cregagh Road are within walking distance, as is Ormeau Park.

Offers Over  
£162,500

3 Chesham Grove,  
Ravenhill ,  
Belfast,  
BT6 8GU

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Viewing by  
appointment with  
& through agent  
028 9065 0000

- Attractive semi-detached villa in quiet yet convenient cul-de-sac
- Three bedrooms
- Living room with feature fireplace
- Additional family/dining room with French doors to garden
- Modern kitchen with appliances
- First floor bathroom with white suite
- Oil fired central heating
- Double glazing
- Front and enclosed rear gardens
- Excellent decorative order
- No onward chain



The Property Comprises:

### Ground Floor

uPVC double glazed front door with glazed insets.

HALLWAY: Cupboard under stairs, ceramic tiled floor.

LIVING ROOM: 15' 3" x 9' 10" (4.66m x 3.01m) (At widest points). Tiled fireplace and hearth.

Door with glazed panels to:

FAMILY ROOM: 9' 2" x 8' 6" (2.8m x 2.6m)

French doors to rear garden.

KITCHEN: 9' 2" x 8' 11" (2.79m x 2.73m) Range of high and low level units, single drainer one and a half bowl stainless steel sink unit with mixer tap. Integrated hob and oven with extractor fan over. Beko fridge, freezer, Beko washing machine, part tiled walls.





## First Floor

**BATHROOM:** White suite comprising panelled bath with Mira Sprint electric shower. Wash hand basin, low flush wc, built-in storage cabinet. Fully tiled walls.

**BEDROOM (1):** 10' 0" x 8' 9" (3.05m x 2.67m) (At widest points).

**BEDROOM (2):** 9' 1" x 7' 6" (2.76m x 2.28m)

**BEDROOM (3):** 7' 2" x 6' 2" (2.18m x 1.87m)

**LANDING:** Shelved hotpress with copper cylinder and immersion heater. Access to roofspace.

## Outside

Pedestrian gate to:

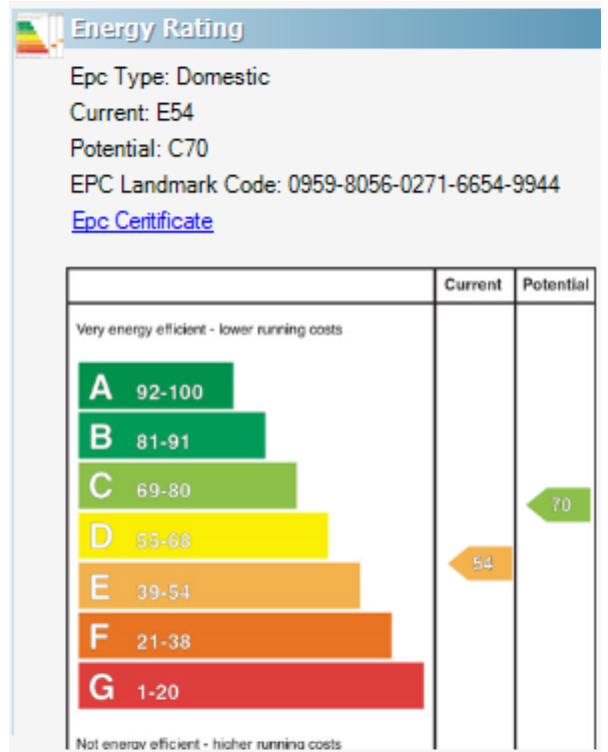
**FRONT GARDEN:** Path to front door. Gate to side leading to:

**ENCLOSED REAR GARDEN:** Flagged with sitting areas and beds laid in stones. Aluminium shed. PVC oil tank. Oil fired boiler housing. Outside light and tap.

## Location:

Opposite Ormeau Park on the Ravenhill Road, turn down Ardenlee Avenue. Turn left about halfway up into Ardenlee Gardens, first left into Chesham Park and Grove is second on the right.





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 Lisburn Road - 028 90 66 3030  
 North Down - 028 90 42 4747  
 Lisburn - 028 92 66 1700

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