



175 Cliftonville Road , Belfast, BT14 6JT

**Offers In The Region Of
£190,000**

Handsome Period Red Brick Semi Detached Villa Offering Fabulous Family Sized Accommodation And Superb Potential.

A handsome red brick period town house holding a prime position within this highly regarded and sought after location. The spacious interior comprises 5 bedrooms, 3 reception rooms with lounge and master bedroom into bay, kitchen and bathroom in white suite with separate Wc . While requiring improvement works the dwelling retains much period detail with attractive fireplaces, high ceilings with cornice detail and has benefited from a replacement roof and chimney stack circa 2005 . Conveniently positioned to leading schools, with the city as short distance away, public transport on its doorstep, shared driveway and a superb rear garden makes this a home an opportunity not to be missed for those seeking to create the perfect family home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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- Fabulous Period Semi Detached Villa
- Shared Driveway
- Single Glazed Windows
- Immediate Inspection Recommended
- 5 bedrooms 3 Reception Rooms
- Re-roofed Circa 2004
- Has Undergone Some Minor Improvements
- Private Rear Garden
- Requires Modernisation
- Highly Regarded Location

Enclosed Entrance Porch

Solid wood entrance door.

Entrance hall

Original glazed vestibule door, wood laminate floor.

Lounge into Bay

16'5" x 11'11" (5.01 x 3.65)

Adam style fireplace, picture rail. cornice ceiling.

Living Room into Bay

14'3" x 7'3" (4.35 x 2.21)

Feature cast iron fireplace, tiled inset, wood laminate floor, picture rail. cornice ceiling, panelled radiator.

Morning Room

13'2" x 9'6" (4.03 x 2.90)

Tiled fireplace, parkray room heater.

Kitchen

10'6" x 9'9" (3.22 x 2.98)

Single drainer stainless steel sink unit, cooker space, tiled floor, panelled radiator.

First Floor

Landing

Bedroom

10'7" x 9'9" (3.24 x 2.99)

Panelled radiator.

Bathroom

White suite comprising panelled bath, pedestal wash hand basin, panelled radiator, partly tiled walls.

Separate WC

Wc in white suite.

Bedroom

10'7" x 10'4" (3.24 x 3.16)

Panelled radiator.

Bedroom into Bay

16'10" x 15'8" (5.15 x 4.79)

Panelled radiator.

Mezzanine Level

Velux rooflight, storage room.

Second Floor

Landing, panelled radiator.

Bedroom

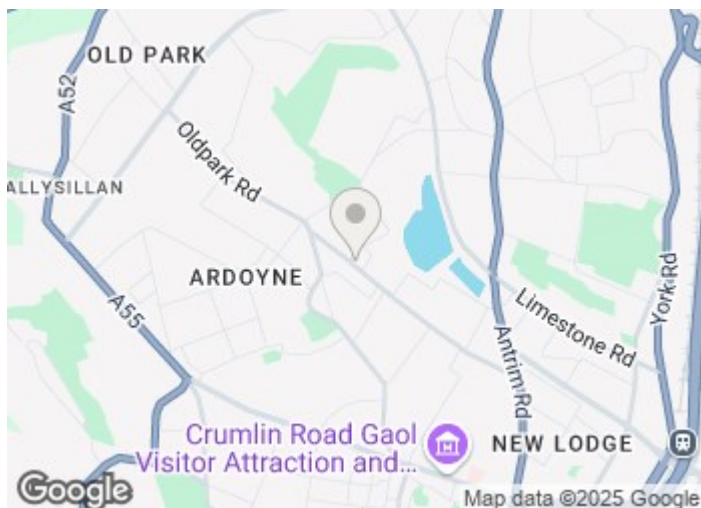
14'2" x 10'4" (4.33 x 3.16)

Bedroom

8'5" x 7'10" (2.57 x 2.39)

Outside

Gardens front in hard landscaping and rear in lawn, shrubs and flowerbeds. Shared driveway.



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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