

4 Clifton Drive , Belfast, BT14 6LG

Offers Around £139,950

Most Impressive Red Brick Town Terrace In An Ever Popular Residential Location

A most attractive red brick period town terrace holding a prime position within this most popular location. The spacious interior comprises 4 bedrooms, 2 reception rooms with lounge into bay, fitted kitchen incorporating built-in double oven and hob and modern white bathroom suite. The dwelling further benefits from uPvc double glazed windows, oil fired central heating, extensive use of ceramic and wood laminate floor covering throughout. Low outgoing and a most convenient location with leading schools, excellent shopping and the City a short distance away makes internal inspection highly recommended.

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

4 Clifton Drive , Belfast, BT14 6LG



- Most Impressive Red Brick Town Terrace
- 4 Bedrooms
- Fitted Kitchen With Built-In Double Oven
- Modern White Bathroom Suite
- 2 Reception Rooms, Lounge Into Bay
- Gas Central Heating
- Upvc Double Glazed Windows
- Low Outgoings
- Most Convenient Location

Entrance Hall

Hardwood entrance door, ceramic tiled floor

Lounge Into Bay

13'8" x 10'5" (4.17 x 3.19)

Attractive fireplace, cornice ceiling, picture rail, ceramic tiled floor, double panelled radiator, hardwood patio doors.

Dining Area

11'6" x 10'10" (3.52 x 3.31)

Ceramic tiled floor, double panelled radiator, understairs storage, pvc patio doors to rear.

Kitchen

12'2" x 7'1" (3.73 x 2.18)

Bowl and drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in double oven, 4 ring gas hob, fridge/freezer space,

plumbed for washing machine, larder cupboard, ceramic tiled floor, double panelled radiator, upvc double glazed door to rear.

First Floor

Landing, built-in storage, hot-press

Bathroom

Modern white bathroom suite comprising panelled bath, telephone hand set, shower screen, pedestal wash hand basin, low flush wc, chrome featured radiator, partly pvc walls, partly tiled walls.

Bedroom

11'0" x 8'6" (3.36 x 2.60)

Built-in robes, wood laminate floor, panelled radiator.

Bedroom Into Bay

14'5" x 13'7" (4.41 x 4.15)

Wood laminate floor, double panelled radiator.

Second Floor

Landing, access to roofspace

Bedroom

11'1" x 8'5" (3.39 x 2.58)

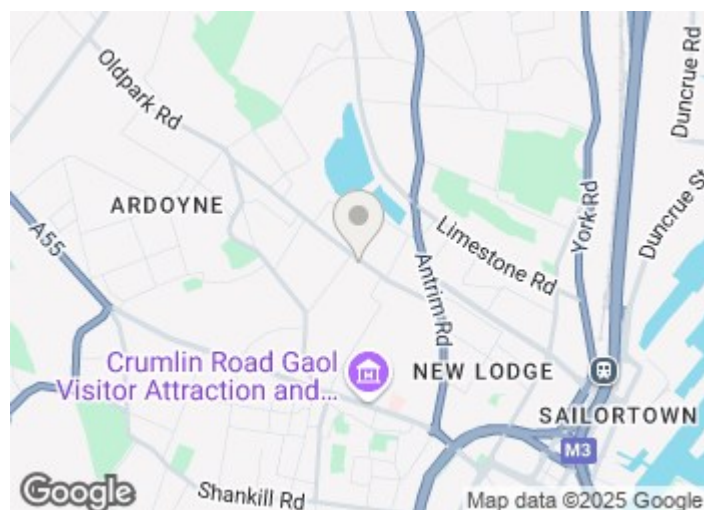
Wood laminate floor, panelled radiator, velux window

Bedroom

14'5" x 11'3" (4.40 x 3.45)

Built-in robes, wood laminate floor, panelled radiator.

Outside



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

