

## 4 Clifton Drive , Belfast, BT14 6LG

**Offers Over £149,950**

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, gas 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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
- Fitted Kitchen With Built-In Double Oven
- Upvc Double Glazed Windows
- 4 Bedrooms
- Modern White Bathroom Suite
- Low Outgoings
- 2 Reception Rooms, Lounge Into Bay
- Gas Central Heating
- 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

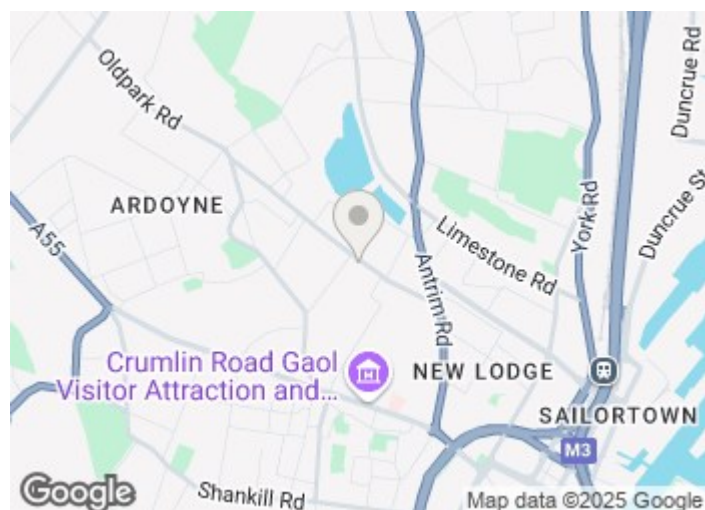
### Bedroom

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

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

### Outside

Enclosed forecourt, private rear hard landscaped garden, outside light.



### Directions





Floor Plan

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