

89 Cliftonville Road , Belfast, BT14 6JP

**Offers In The Region Of
£260,000**

Imposing Substantial Period Residence with Adjoining Development Site

An imposing red brick double fronted period town house of enormous proportions with obvious development potential subject to planning with adjacent development site again subject to planning. The interior comprises 8 bedrooms, 3 reception rooms, bathroom plus shower room, kitchen with utility area and downstairs furnished cloakroom. A development site to rear subject to planning accessed from Easton Avenue makes this an interesting proposition to builders, developers and property speculators alike.

Immediate viewing strongly 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	57	62
EU Directive 2002/91/EC		

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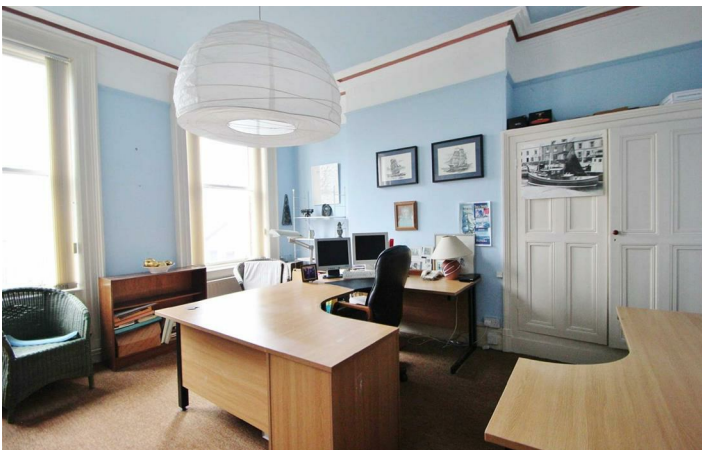
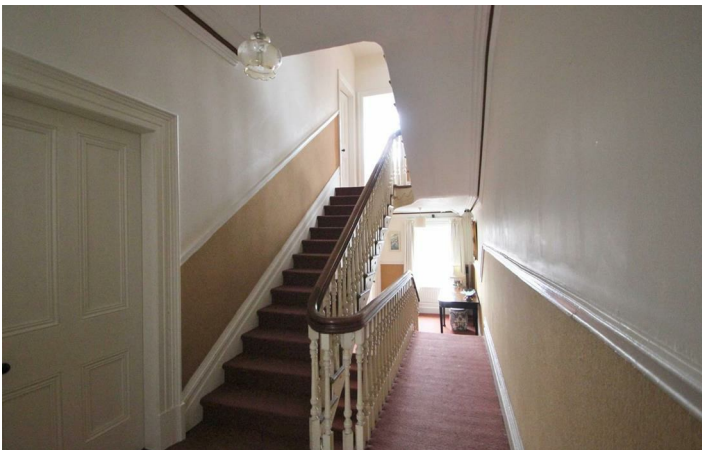


- Development Potential
- 3 Reception Rooms
- Gas Central Heating
- Development Site to Rear
- Bathroom & Shower Room
- Much Period Detail
- 8 Bedrooms
- Kitchen with Utility Area
- Substantial Period Residence

Enclosed Entrance Porch Original entrance door, original tiled floor.	First Floor Landing, panelled radiator.	Second Floor
Entrance Hall Original frieze, cornice ceiling, 2 double panelled radiators.	Shower Room Shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, panelled radiator, fully tiled walls.	Bedroom 15'7" x 15'6" (4.75 x 4.72) Panelled radiator.
Lounge 20'6" x 15'5" (6.26 x 4.70) Into bay, frieze, cornice ceiling, ceiling rose, panelled radiators.	Separate low flush wc.	Bedroom 14'1" x 12'3" (4.30 x 3.73) Double panelled radiator.
Living Room 18'4" x 15'0" (5.60 x 4.56) Into bay, frieze, cornice ceiling, ceiling rose.	Bedroom 15'0" x 18'4" (4.56 x 5.59) Into bay, double panelled radiator, built-in cupboard, cornice ceiling.	Bedroom 7'3" x 4'3" (2.20 x 1.29)
Morning Room 10'7" x 13'9" (3.23 x 4.20) Built-in storage.	Bedroom 15'8" x 15'8" (4.78 x 4.78) Panelled radiator, cornice ceiling.	Bedroom 15'0" x 15'3" (4.56 x 4.65) Pedestal wash hand basin.
Kitchen 10'6" x 13'3" (3.20 x 4.04) Double drainer stainless steel sink unit, range of high and low level units, formica worktops, cooker space, plumbed for washing machine, partly tiled walls, ceramic tiled floor, panelled radiator.	Bedroom 12'3" x 14'1" (3.73 x 4.30) Panelled radiator, built-in cupboards, cornice ceiling.	Outside Front garden in lawn, extensive enclosed rear garden with development site beyond.
Rear Lobby Utility areas, gas boiler, double panelled radiator, ceramic tiled floor.	Bedroom Built-in robes, cornice ceiling	
Furnished Cloakroom Vanity unit, low flush wc, ceramic tiled floor.	Landing Hot press / copper cylinder.	
	Bathroom White suite comprising panelled bath, pedestal wash hand basin, panelled radiator.	
	Separate wc	



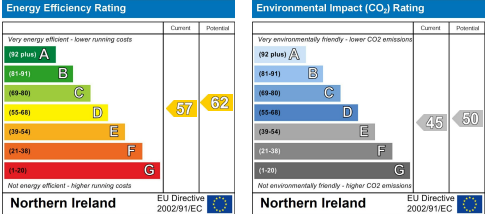
Directions



Floor Plan



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