

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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, Belfast, BT14 6JP



- 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.

Entrance Hall
Original frieze, cornice ceiling, 2 double panelled radiators.

Lounge
20'6" x 15'5" (6.26 x 4.70)
Into bay, frieze, cornice ceiling, ceiling rose, panelled radiators.

Living Room
18'4" x 15'0" (5.60 x 4.56)
Into bay, frieze, cornice ceiling, ceiling rose.

Morning Room
10'7" x 13'9" (3.23 x 4.20)
Built-in storage.

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.

Rear Lobby
Utility areas, gas boiler, double panelled radiator, ceramic tiled floor.

Furnished Cloakroom
Vanity unit, low flush wc, ceramic tiled floor.

First Floor
Landing, panelled radiator.

Shower Room
Shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, panelled radiator, fully tiled walls.

Separate low flush wc.

Bedroom
15'0" x 18'4" (4.56 x 5.59)
Into bay, double panelled radiator, built-in cupboard, cornice ceiling.

Bedroom
15'8" x 15'8" (4.78 x 4.78)
Panelled radiator, cornice ceiling.

Bedroom
12'3" x 14'1" (3.73 x 4.30)
Panelled radiator, built-in cupboards, cornice ceiling.

Bedroom
Built-in robes, cornice ceiling

Landing
Hot press / copper cylinder.

Bathroom
White suite comprising panelled bath, pedestal wash hand basin, panelled radiator.

Separate wc

Second Floor

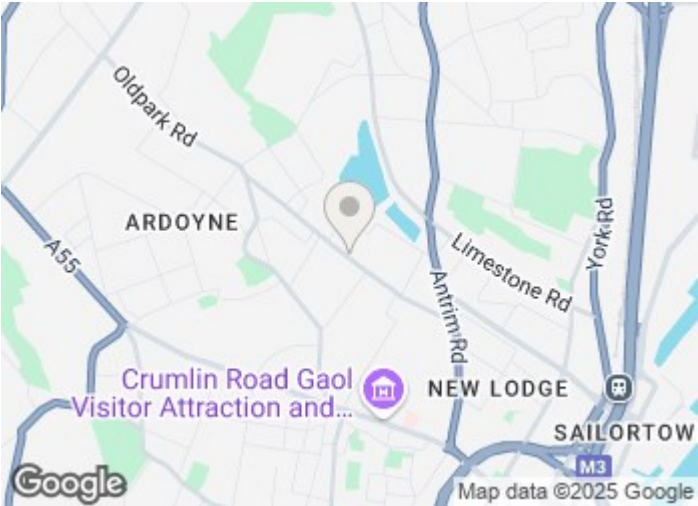
Bedroom
15'7" x 15'6" (4.75 x 4.72)
Panelled radiator.

Bedroom
14'1" x 12'3" (4.30 x 3.73)
Double panelled radiator.

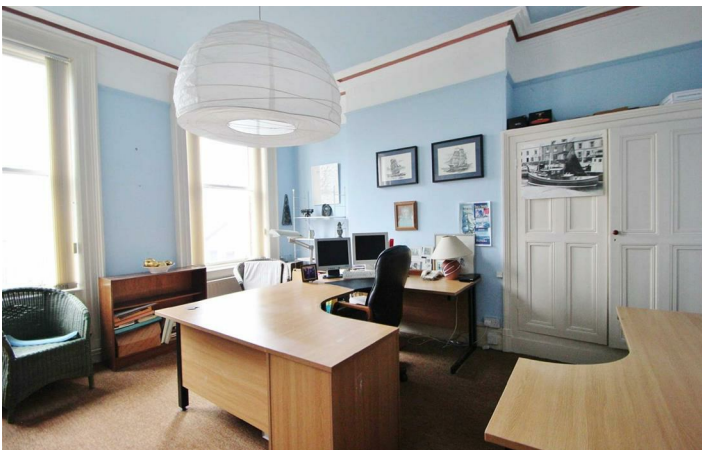
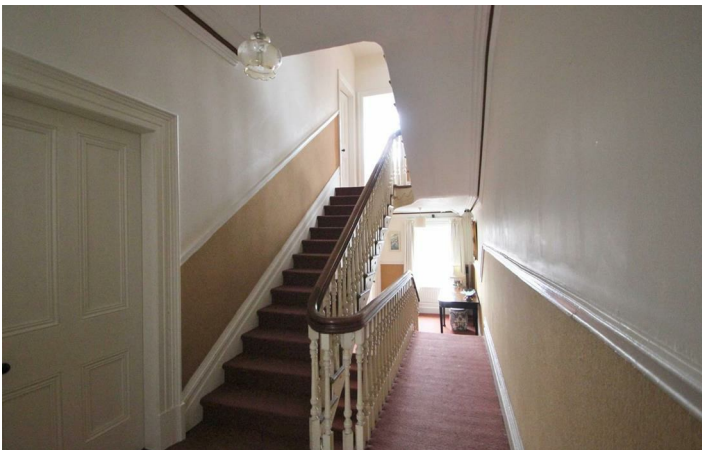
Bedroom
7'3" x 4'3" (2.20 x 1.29)

Bedroom
15'0" x 15'3" (4.56 x 4.65)
Pedestal wash hand basin.

Outside
Front garden in lawn, extensive enclosed rear garden with development site beyond.



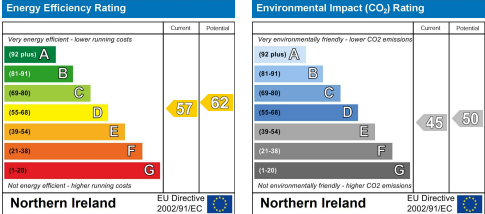
Directions



Floor Plan



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