

## 25 Indiana Avenue , Belfast, BT15 5BZ

**Offers In The Region Of  
£129,950**

Impressive Red Brick Period Town Terrace in Exceptionally Popular Avenue With Extensive Rear Garden

A fabulous opportunity to acquire a substantial red brick period town house situated within this ever popular and sought after Avenue. The spacious interior comprises 5 bedrooms, 2 reception rooms, kitchen and bathroom in white suite. The dwelling further offers downstairs furnished cloakroom, gas central heating and is perfect for those seeking a project or the canny investor. The dwelling retains the ambience of a bygone era with the perfect location with leading schools, public parks and excellent local shopping that the Cavehill and Antrim Roads offer.

Cash Offers Only - Immediate 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>		51	62
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	



# 25 Indiana Avenue

, Belfast, BT15 5BZ



- Substantial Period Town House
- Bathroom in White Suite
- Extensive Rear Garden
- 5 Bedrooms, 2 Reception Rooms
- Gas Central Heating
- Restoration Project
- Kitchen with Lobby Off
- Elevated Position
- Cash Offers Only

### Enclosed Entrance Porch

Original entrance door, original tiled floor, cornice ceiling.

### Entrance Hall

Original vestibule door, double panelled radiator, wood laminate floor.

### Lounge

15'0" x 11'7" (4.58 x 3.52)

Into bay, double panelled radiator, wood laminate floor, cornice ceiling, ceiling rose.

### Dining Room

10'11" x 13'0" (3.32 x 3.96)

Double panelled radiator.

### Kitchen

13'7" x 8'5" (4.13 x 2.56)

Single drainer stainless steel sink unit, range of units, formica worktops, cooker space, plumbed for washing machine,

double panelled radiator, under stairs storage.

### Rear Lobby

Panelled radiator.

Separate low flush wc.

### First Floor

Landing

### Bedroom

8'4" x 10'4" (2.54 x 3.15)

Double panelled radiator.

### Bathroom

White suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, low flush wc, pvc panelled walls.

### Bedroom

11'6" x 9'11" (3.51 x 3.01)

Double panelled radiator, wood laminate floor.

### Bedroom

17'0" x 15'4" (5.17 x 4.67)

Into bay, double panelled radiator.

### Second Floor

Concealed gas boiler.

### Bedroom

15'9" x 8'5" (4.81 x 2.56)

Exposed timber floor, built-in robe, panelled radiator.

### Bedroom

11'2" x 9'3" (3.40 x 2.82)

Double panelled radiator.

### Bedroom

12'4" x 16'9" (3.75 x 5.10)

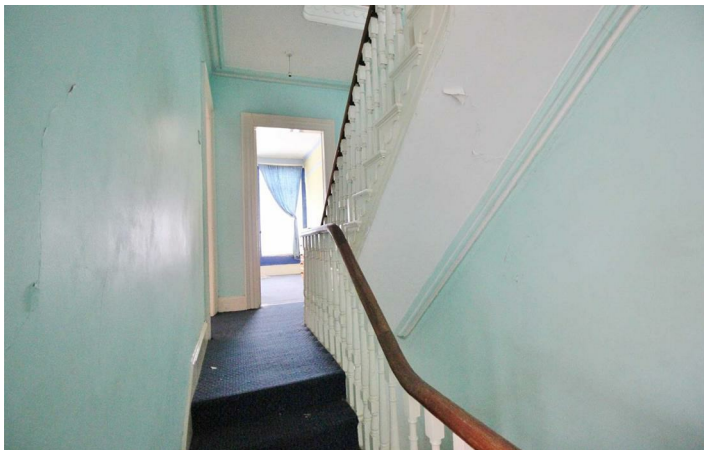
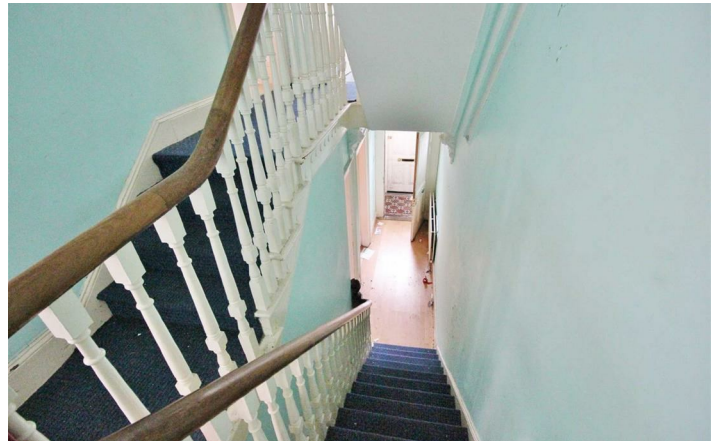
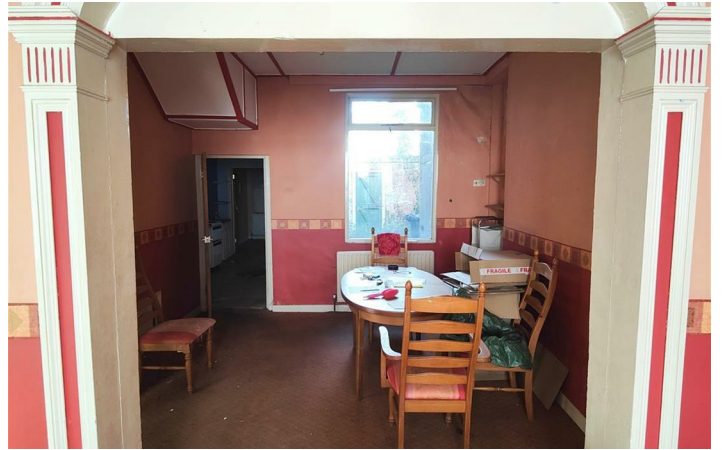
Panelled radiator.

### Outside

Forecourt, enclosed rear garden.



### Directions





# Floor Plan

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Total Area: 154.3 m<sup>2</sup> ... 1661 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-91% <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 92-91% <b>A</b>	
91-81% <b>B</b>		81-91% <b>B</b>	
80-69% <b>C</b>		69-80% <b>C</b>	
55-68% <b>D</b>		55-68% <b>D</b>	
44-54% <b>E</b>		44-54% <b>E</b>	
31-43% <b>F</b>		31-43% <b>F</b>	
1-20% <b>G</b>		1-30% <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>Northern Ireland</b>	EU Directive 2002/91/EC	<b>Northern Ireland</b>	EU Directive 2002/91/EC

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