

## 13 Atlantic Avenue , Belfast, BT15 2HN

**Offers Around £145,000**

Imposing Period Red Brick Family Home Holding A Prime Position.

A fabulous opportunity to purchase an imposing red brick town terrace situated within this most popular location just off the Antrim Road. The generously proportioned interior comprises 4 bedrooms, 2 reception rooms with lounge into bay, spacious fitted kitchen with excellent storage and bathroom with bath, separate shower cubicle and ever practical separate WC. The dwelling further offers uPvc double glazed windows, gas central heating, high ceilings and low outgoings. The perfect family sized accommodation combines with this most convenient Antrim Road location with excellent local shopping, public transport and leading schools all within walking distance and the City Centre a short commute away.

A fantastic opportunity for the family buyer or investor alike early inspection is 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			
<b>Northern Ireland</b>		58	67
EU Directive 2002/91/EC			

# 13 Atlantic Avenue

, Belfast, BT15 2HN



- Imposing Period Red Brick Family Home
- Classic White Bathroom Suite, Separate WC
- Excellent Energy Rating
- 4 Bedrooms 2 Reception rooms
- Pvc Double Glazed Windows
- Most Popular Antrim Road Location
- Excellent Fitted Kitchen
- Gas Central Heating

## Entrance Porch

Pvc front door, ceramic tiled floor.

## Entrance Hall

Laminate wooden floor, panelled radiator.

## Lounge Into Bay

14'4" x 12'1" (4.37 x 3.69)

Laminate wooden floor, wall mounted electric fire, picture rail, double panelled radiator.

## Living Room

12'9" x 10'9" (3.89 x 3.29)

Laminate wooden floor, double panelled radiator.

## Kitchen

11'2" x 7'10" (3.42 x 2.40)

Stainless steel single drainer sink unit, extensive range of high and low level units, formica worktop. free standing

cooker, integrated extractor, fridge freezer space, plumbed for washing machine, partly tiled walls. Lvf flooring, hardwood door to rear.

## First Floor

Landing.

## Bathroom

Classic white suite comprising panelled bath with telephone handset shower, shower cubicle with thermostatically controlled shower, pedestal wash hand basin, low flush fully tiled walls, ceramic tiled floor, panelled radiator.

## Separate WC

Low flush WC, fully tiled walls, Lvf flooring.

## Bedroom

11'8" x 9'5" (3.56 x 2.88)

Laminate wooden floor, panelled radiator.

## Bedroom

18'4" x 12'10" (5.60 x 3.93)

Laminate wooden floor, panelled radiator, picture rail.

## 2nd Floor

Landing, access to roofspace.

## Bedroom

11'9" x 10'5" (3.60 x 3.19)

Laminate wooden floor, velux style window, panelled radiator.

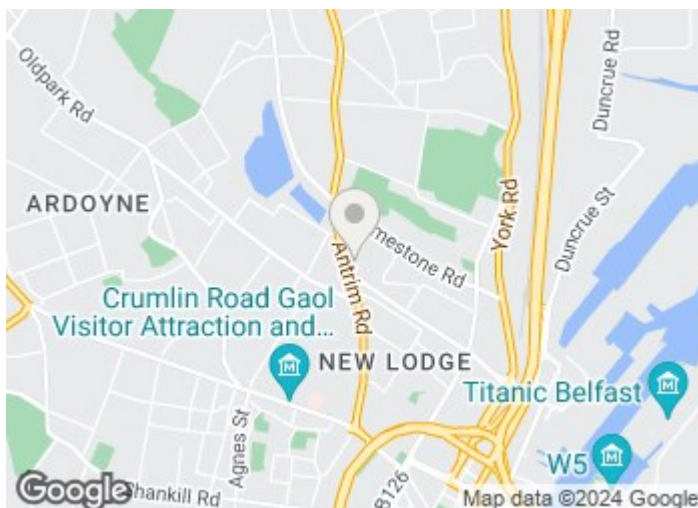
## Bedroom

16'2" x 12'9" (4.94 x 3.90)

Laminate wooden floor, panelled radiator.

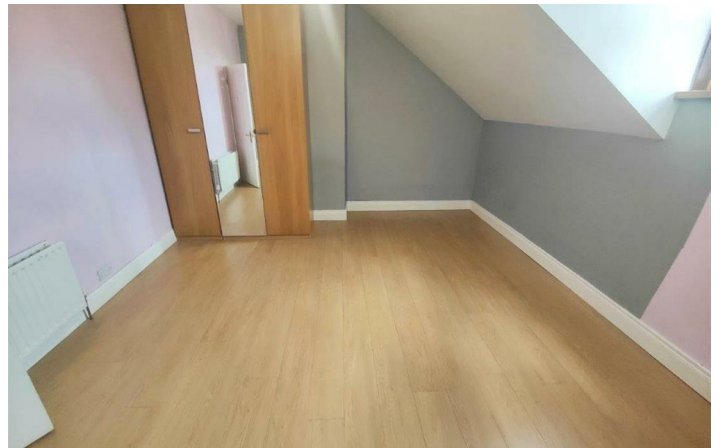
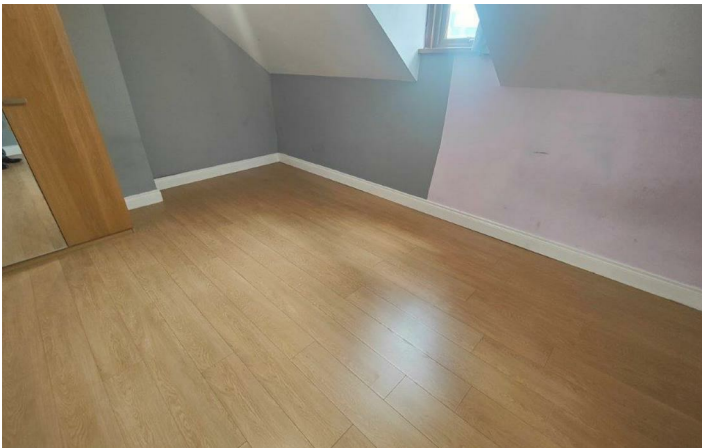
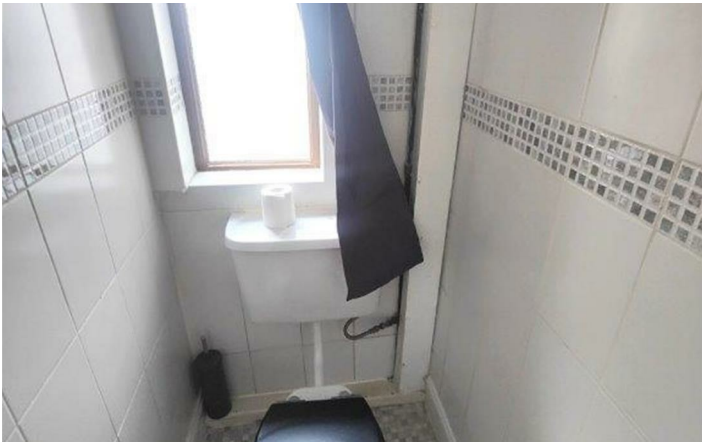
## Outside

Forecourt, enclosed rear yard.



## Directions





# Floor Plan

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