

29 Madison Avenue , Belfast, BT15 5BX

**Offers In The Region Of
£195,000**

Substantial Period Town House Modernised And Presented To A High Standard

Holding a prime position within this highly regarded and much admired location close to the many amenities offered by the Cavehill and Antrim Roads this most attractive red brick town terrace will have immediate appeal. The beautifully presented interior comprises 4 bedrooms, 2 reception rooms with lounge into bay, modern fitted kitchen to include built-in oven and hob and modern white bathrooms to 1st and 2nd floors. The dwelling further offers uPvc double glazed windows, gas fired central heating and extensive use of wood laminate flooring and has undergone a programme of improvement works over the years.

Conveniently positioned to the many excellent local amenities with leading schools, parks and public transport all within walking distance and the Cathedral Quarter and Belfast's New University campus only minutes away makes internal inspection 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 | 1 | 1 |
| Not energy efficient - higher running costs | | | |
| Northern Ireland | | EU Directive 2002/91/EC | |

29 Madison Avenue

, Belfast, BT15 5BX



- Handsome Red Brick Period Town Terrace
- Modern White Family Bathroom
- Upvc Double Glazed Windows
- Southern Aspect To Rear
- 4 Bedrooms 2 Reception Rooms
- Second Modern White Shower Room
- Highest Presentation
- Excellent Fitted Kitchen
- Gas Central Heating
- Highly Regarded Location

Enclosed Entrance Hall

Upvc double glazed entrance door, original tiled floor

Entrance Hall

Glazed vestibule door, panelled radiator, wood laminate floor.

Lounge into Bay

14'11" x 10'9" (4.56 x 3.29)

Wood laminate floor, double panelled radiator, picture rail, cornice ceiling.

Dining Room

11'8" x 11'0" (3.58 x 3.37)

Double panelled radiator, wood laminate floor, under stairs storage.

Kitchen

12'8" x 7'6" (3.88 x 2.30)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica work top, built-in under oven and ceramic hob, stainless steel canopy extractor

fan, plumbed for washing machine, fridge/freezer space, partly tiled walls, ceramic tiled floor, panelled radiator, uPvc double glazed rear door.

First Floor

Landing, panelled radiator, corniced ceiling.

Bathroom

Modern white suite comprising panelled bath, telephone hand shower, shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor, panelled radiator, recessed lighting.

Bedroom into Bay

15'1" x 14'7" (4.61 x 4.45)

Wood laminate floor, panelled radiator, corniced ceiling.

Bedroom

11'1" x 9'0" (3.38 x 2.76)

Cast iron fireplace, wood laminate floor, panelled radiator, corniced ceiling.

Mezzanine Level

Velux roof light.

Shower Room

Modern white suite comprising shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor, panelled radiator, recessed lighting.

Second Floor

Bedroom

14'10" x 12'0" (4.54 x 3.67)

Wood laminate floor, panelled radiator, corniced ceiling.

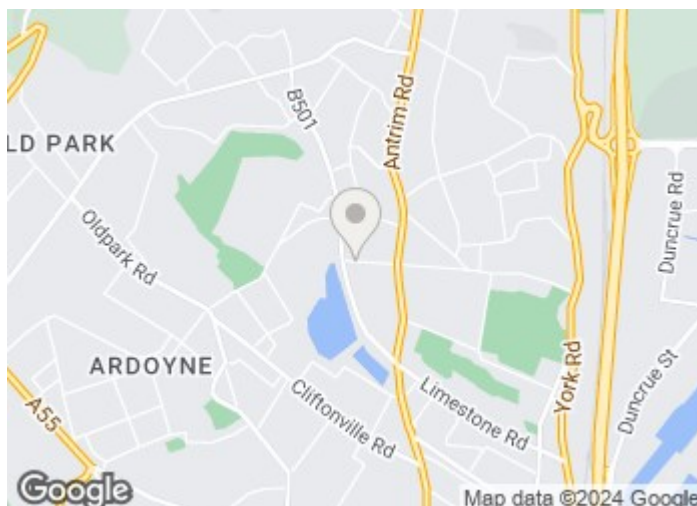
Bedroom

11'0" x 8'11" (3.37 x 2.73)

Cast iron fireplace, wood laminate floor, panelled radiator.

Out Side

Hard landscaped gardens front in patio and enclosed rear yard with southerly aspect. Range of out buildings outside light and tap.

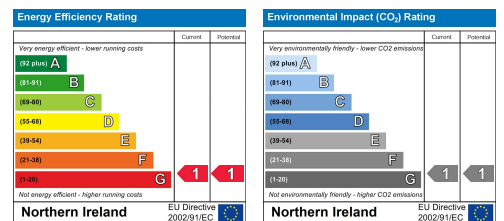


Directions



Floor Plan

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