



56 Henderson Avenue , Belfast, BT15 5FN

Offers Over £169,950

An Attractive Red Brick Semi Detached Villa Modernised And Superbly Presented

A fabulous opportunity to purchase an attractive red brick semi detached villa which has been extended and modernised to an excellent standard throughout. The contemporary interior comprises 3 bedrooms, lounge, excellent fitted kitchen incorporating built-in under oven and gas hob with integrated fridge/freezer plus dishwasher and extended bathroom in contemporary white suite. The dwelling further offers gas central heating, uPvc double glazed windows and exterior doors, pvc fascia and eaves, low outgoings, extensive use of wood laminate and ceramic floor coverings and has benefited from a modernisation programme to include replastering, rewiring and replacement DPC. A rear garden with southerly aspect and a most convenient location combine to make this the perfect first time/young family home - Early Viewing 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	66	66
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

56 Henderson Avenue

, Belfast, BT15 5FN



- Extended Attractive Red Brick Semi Detached Villa
- Extended Modern Bathroom
- Extensively Refurbished
- 3 Bedrooms, Lounge
- Upvc Double Glazed Windows
- Gardens Front & Rear
- Superb Kitchen With Dining
- Gas Central Heating
- Most Convenient Cavehill Road Location

Entrance Hall

Upvc double glazed entrance door, double panelled radiator, wood laminate floor.

Lounge

12'9" x 12'1" (3.90 x 3.69)

Wood laminate floor, double panelled radiator, wall light points.

Kitchen

15'10" x 7'11" (4.82 x 2.41)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven and gas hob, stainless steel canopy extractor fan, integrated fridge/freezer, integrated dishwasher, plumbed for washing machine, tumble dryer space,

partly tiled walls, ceramic tiled floor,

uPvc double glazed rear door.

Dining Area - Under stairs storage, double panelled radiator.

Rear Lobby

Concealed gas boiler, plumbed for washing machine and tumble dryer.

Bathroom

Contemporary white suite comprising panelled bath, shower screen, electric shower, vanity unit, low flush wc, fully tiled walls, porcelain tiled floor, panelled radiator.

First Floor

Landing.

Bedroom

7'7" x 6'11" (2.32 x 2.11)

Wood laminate floor, double panelled radiator.

Bedroom

12'5" x 10'10" (3.79 x 3.30)

Wood laminate floor, built-in robe, double panelled radiator and single panelled radiator.

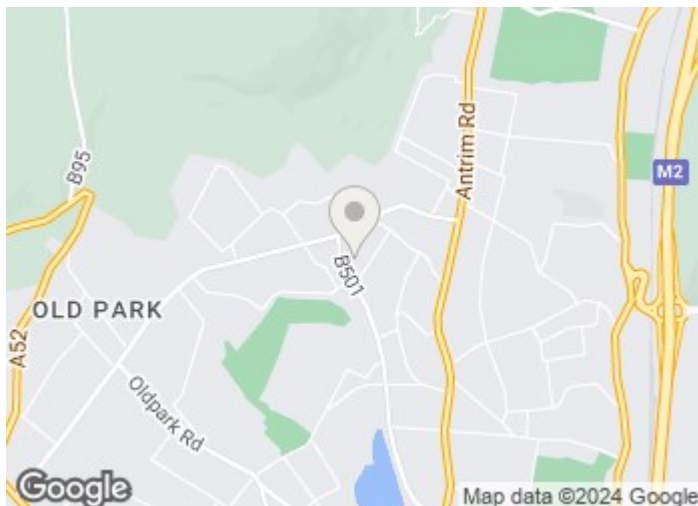
Bedroom

10'3" x 8'3" (3.13 x 2.52)

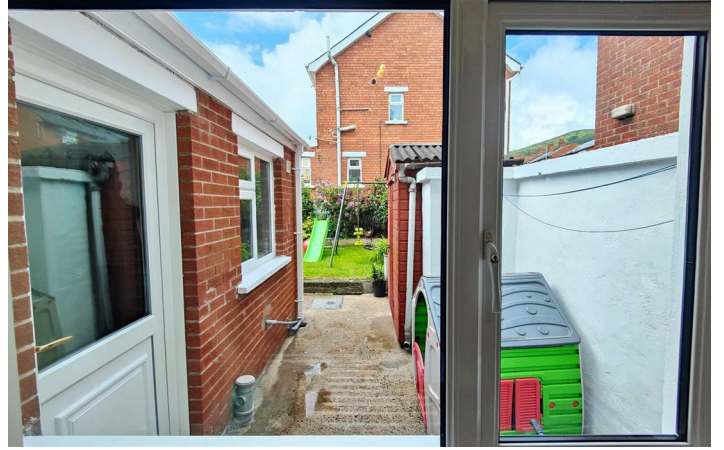
Wood laminate floor, double panelled radiator.

Outside

Gardens front and south facing rear in lawns, shrubs and flowerbeds, shed, outside light and tap.

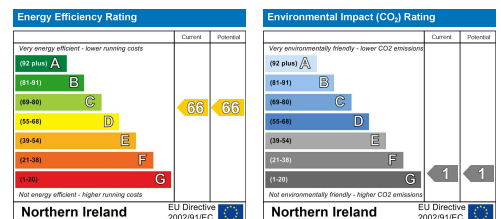


Directions



Floor Plan

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