



## 54 Henderson Avenue , Belfast, BT15 5FN

**Offers In The Region Of  
£159,950**

Handsome Extended Period Semi Detached Villa Holding A Much Admired Position Close To The Cavehill Road

A unique opportunity to purchase a handsome period semi detached villa holding an excellent position within this most sought after residential location. The well maintained interior comprises 3 bedrooms, 1 reception room, superb extended fitted kitchen incorporating double oven and ceramic hob with dining and extended modern white bathroom suite. The dwelling further offers uPvc double glazed windows, gas fired central heating, pvc fascia and eaves, wood strip and ceramic floor coverings. A south facing private garden to rear with shared driveway combines with a most convenient location to make this perfect home for the first time buyer or young married couple.

Immediate inspection is strongly 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>		
(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	

# 54 Henderson Avenue

, Belfast, BT15 5FN



- Extended Period Semi Detached Villa
- Extended Fitted kitchen
- Upvc Double Glazed Windows
- Highly Regarded Location
- Extended Modern White Bathroom
- Pvc Fascia And Eaves
- 3 Bedrooms Spacious Lounge
- Gas Central Heating
- Southern Aspect To Rear

## Entrance Hall

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

## Lounge

12'7" x 12'6" (3.85 x 3.83)  
Double panelled radiator, wood strip floor.

## Kitchen

15'5" x 7'8" (4.72 x 2.35)  
Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in high level double oven and ceramic hob, stainless steel canopy extractor fan, plumbed for

washing machine, integrated fridge freezer, partly tiled walls ceramic tiled floor.

## Dining Area

Panelled radiator, wall mounted gas boiler, under stairs storage.

## Lobby

Hard wood double glazed rear door, ceramic tiled floor.

## Extended Bathroom

Modern white suite comprising vanity unit, low flush wc, shower cubicle, electric shower unit, panelled radiator, pvc panelled walls and ceiling, recessed lighting, ceramic tiled floor.

## First Floor

Landing

## Bedroom

7'3" x 6'8" (2.21 x 2.05)  
Panelled radiator.

## Bedroom

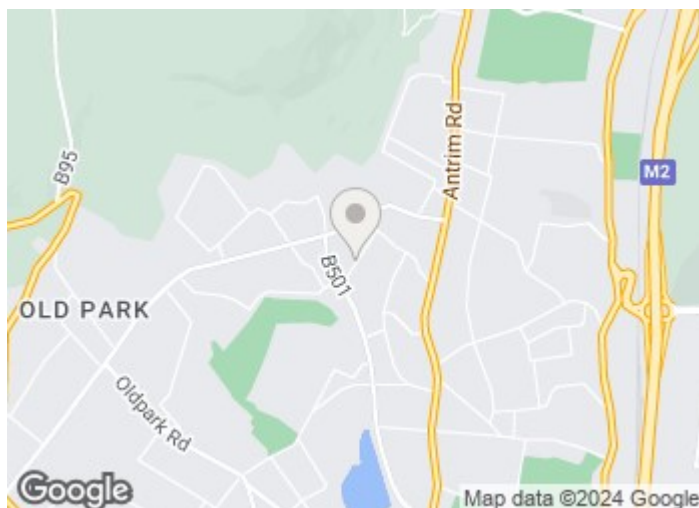
9'11" x 8'3" (3.03 x 2.52)  
Panelled radiator, hot press.

## Bedroom

12'7" x 10'0" (3.84 x 3.05)  
Panelled radiator.

## Outside

Gardens front and rear with southernly aspect in mature hedges, lawns, shrubs and flower beds, covered rear area, shared driveway.



## Directions



# Floor Plan

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.



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