



125 Alliance Avenue , Belfast, BT14 7NT

**Offers In The Region Of
£114,950**

Superb Extended End Of Terrace - Perfect for the First Time Buyer, Investor or Young Married Couple

Superb opportunity to purchase a beautifully presented extended end town house situated in this ever popular location. The richly presented accommodation comprises 2 bedrooms, 2 reception rooms, extended modern fitted kitchen and modern white bathroom suite. The dwelling further offers upvc double glazed windows, gas fired central heating with new boiler, extensive use of quality wood laminate and ceramic floor coverings, wood burning stove and has been maintained to a high standard by the present owners yard. With off street carparking and the added bonus of a rear garden this extended home will have immediate appeal making immediate viewing a must.

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		
	62	67
Northern Ireland	EU Directive 2002/91/EC	

125 Alliance Avenue

, Belfast, BT14 7NT



- Extended End Of Terrace
- Upvc Double Glazed Windows
- Off Street Carparking Rear Garden
- Ever Popular Location
- 2 Bedrooms 2 Reception Rooms
- Extended Fitted Kitchen
- Wood Burning Stove
- Gas Fired Central Heating
- Modern White Bathroom Suite
- Low Out Goings

Entrance Hall

Upvc double glazed entrance door, panelled radiator.

Lounge

12'2" x 10'11" (3.72 x 3.35)

Hole in wall fireplace, wood burning stove, wood laminate floor, panelled radiator.

Living/ Dining Room

13'6" x 9'3" (4.12 x 2.83)

Ceramic tiled floor, recessed lighting, panelled radiator.

Extended Kitchen

10'3" x 7'6" (3.14 x 2.29)

Bowl and a half single drainer stainless steel sink unit, extensive

range of high and low level units, formica worktop, cooker space, canopy extractor fan, plumbed for

washing machine, fridge/freezer space, tumble dryer space, pvc panelled walls, ceramic tiled floor, panelled radiator, recessed lighting, upvc double glazed rear door.

First Floor

Landing

Bathroom

Modern white suite comprising panelled bath, shower screen, telephone hand shower, vanity unit, low flush wc, pvc panelled

walls and ceiling, panelled radiator, ceramic tiled floor, recessed lighting.

Bedroom

9'6" x 7'5" (2.90 x 2.28)

Wood laminate floor, panelled radiator.

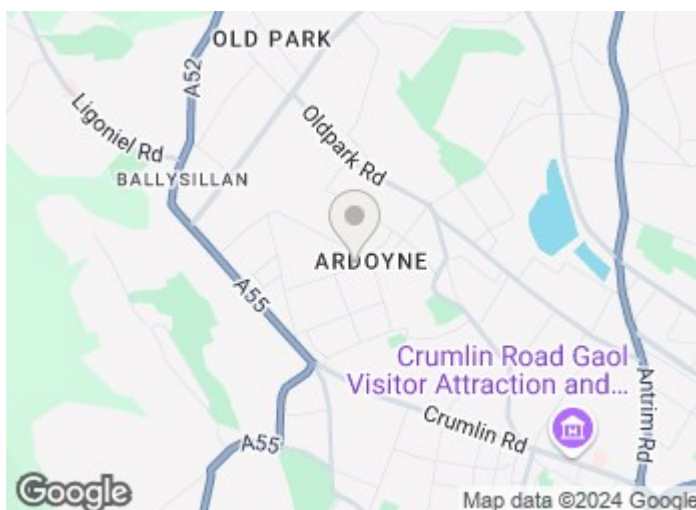
Bedroom

13'5" x 11'11" (4.10 x 3.64)

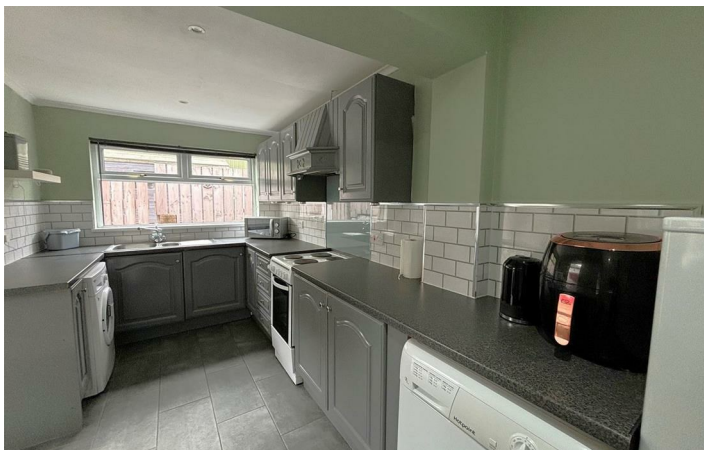
Wood laminate floor, panelled radiator.

Outside

Paved front garden carparking, enclosed rear yard, rear garden artificial grass, garden shed.



Directions



Floor Plan

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