



185 Cliftonville Road , Belfast, BT14 6JT

**Offers In The Region Of
£245,000**

Magnificent Period Semi Detached Residence Modernised And Presented To A High Standard.

A unique opportunity to purchase a stunning period semi detached residence holding a prime corner site within this highly desirable residential location. The beautifully presented interior comprises 4 bedrooms, 2 reception rooms, fitted kitchen with walk-in pantry and modern white bathroom suite. The dwelling further offers partly double glazed upvc windows, oil fired central heating, master bedroom into bay with roll top bath, extensive use of wood laminate floor coverings and has been maintained to a high standard over the years with the benefit of a replacement roof but yet retains much period detail throughout. A walled landscaped corner site with secure off street carparking combines with the most convenient location to make this the perfect family home.

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		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

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, Belfast, BT14 6JT



- Handsome Red Brick Period Semi Detached Villa
- Oil Fired Central Heating
- Classic White Bathroom Suite
- Reroofed
- 4 bedrooms 2 Reception Rooms
- Partial Pvc Double Glazed Windows
- Walled Corner Site
- Kitchen With Walk-In Pantry
- Master Bedroom With Roll Top Bay
- Off Street Carparking

Entrance Entrance Porch

Solid entrance door, ceramic tiled floor.

Entrance hall

Glazed vestibule door, panelled radiator, wood laminate floor, under stair storage, corniced ceiling.

Lounge into Bay

15'5" x 12'4" (4.72 x 3.77)
Attractive hardwood fireplace, cast iron inset, wood laminate flooring, panelled radiator.

Dining Room

14'4" x 10'11" (4.37 x 3.33)
French door, wood laminate floor, panelled radiator.

Kitchen

11'5" x 9'8" (3.49 x 2.95)
Belfast sink, range space, formica worktops

Pantry

12'3" x 6'2" (3.75 x 1.90)
Fridge freezer space

First Floor

Margin window, corniced ceiling.

Bathroom

Classic white suite comprising panelled bath, shower screen, telephone hand shower, electric shower unit, pedestal wash hand basin, low flush wc, radiator, hot press.

Bedroom

10'7" x 10'6" (3.24 x 3.21)
Panelled radiator

Bedroom into Bay

16'7" x 16'0" (5.07 x 4.89)
Roll top bath, telephone hand shower, panelled radiator, picture rail.

Second Floor

Landing

Bedroom

16'5" x 12'6" (5.02 x 3.82)
Wood laminate floor.

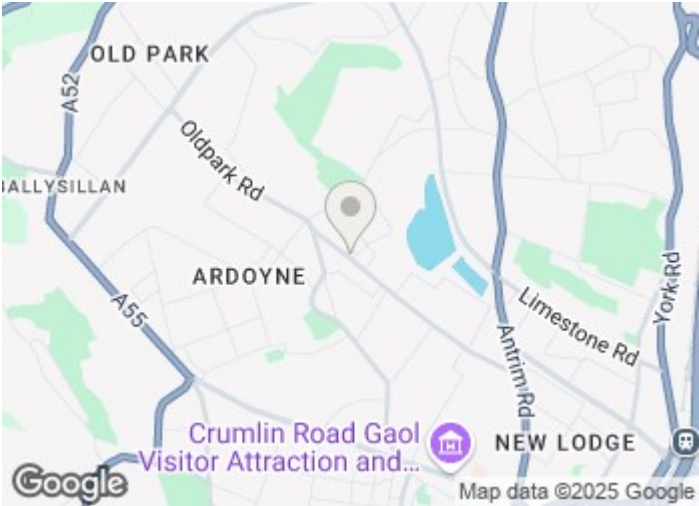
Bedroom

10'7" x 9'10" (3.24 x 3.01)

Outside

Walled corner site in mature hedges and shrubs, patio areas secure carparking, outside light and tap:

Boiler house oil boiler. Oil tank Garden shed.



Directions



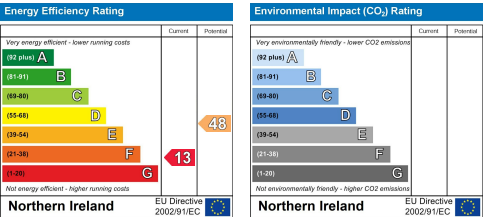
Floor Plan

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Total Area: 137.6 m² ... 1482 ft²
All measurements are approximate and for display purposes only

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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