



133 Henderson Avenue , Belfast, BT15 5FP

Offers Over £99,950

Attention Builders, Developers, Investors Handsome Red Brick Semi Detached Villa With Fantastic Potential.

Holding a prime level site within this most popular and sought after Cavehill Road location this handsome red brick semi detached villa will have immediate appeal. The well maintained interior comprises 3 bedrooms over first and second floors, lounge, living room, fitted kitchen and coloured bathroom suite. The dwelling further offers updated wiring and has been well maintained over many years of long term family ownership but now requires complete refurbishment to maximise the obvious potential. Great location and delightful outside space combines with this rare Cash Offers Only opportunity - Early Viewing is recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92 plus)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
		3	26
Northern Ireland		EU Directive 2002/91/EC	

133 Henderson Avenue

, Belfast, BT15 5FP



- Attention Builders, Developers, Investors
- Fitted Kitchen
- Delightful Private Gardens
- Cash Offers Only
- Handsome Red Brick Semi Detached Villa
- Coloured Bathroom Suite
- Most Sought After Location
- 3 Bedrooms, 2 Receptions
- Requiring Complete Refurbishment
- Fantastic Potential

Entrance Hall

Hardwood entrance door, picture rail.

Lounge

12'0" x 9'10" into bay (3.67 x 3.02 into bay)
Attractive fireplace, picture rail.

Living Room

10'4" x 11'6" (3.17 x 3.52)
Terracota tiled floor, under stairs storage, attractive fireplace.

Kitchen

7'10" x 6'1" (2.40 x 1.86)
Belfast sink unit, range of high and low level units, formica worktops, free standing cooker,

fridge/freezer space, hardwood door to rear.

First Floor

Landing.

Bathroom

Coloured bathroom suite comprising panelled bath, low flush wc, vanity unit, Lvf flooring.

Bedroom

11'11" x 9'1" (3.64 x 2.77)
Picture rail.

Bedroom

11'2" x 10'2" (3.42 x 3.12)
Picture rail.

Second Floor

Velux style window.

Luggage Room

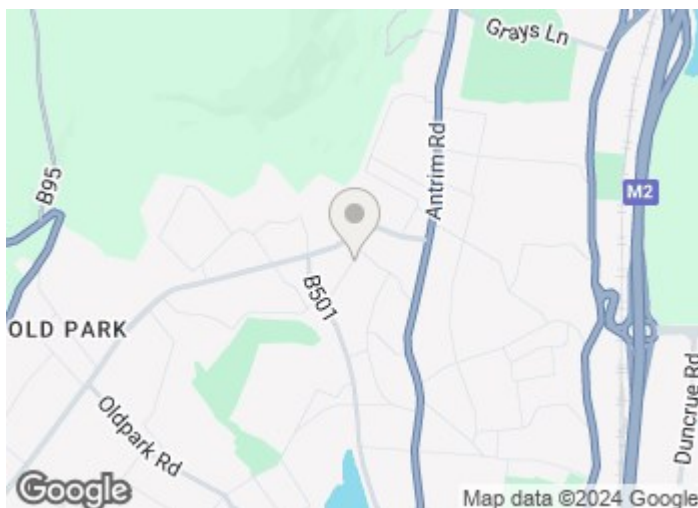
8'7" x 6'2" (2.64 x 1.88)

Bedroom

12'11" x 11'11" (3.94 x 3.65)

Outside

Enclose forecourt with mature shrubs. Rear courtyard with storage. Rear in low maintenance stones, mature hedging, outside tap.



Directions



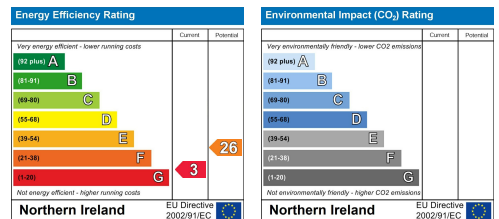
Floor Plan

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Total Area: 79.1 m² ... 851 ft²
 All measurements are approximate and for display purposes only

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