



89 Henderson Avenue , Belfast, BT15 5FN

Offers Over £124,950

Superb Contemporary Designed Period Town House in Most Popular Cavehill Road Location.

A fabulous contemporary designed and extensively refurbished town house situated within this most popular residential location. The modern designed interior comprises 2 bedrooms, lounge with patio doors to decked area, open plan integrated kitchen incorporating built-in microwave, under oven and gas hob, integrated washer/dryer and classic white bathroom suite. The dwelling further offers double glazed windows, feature metal staircase, extensive use of recessed lighting, wood engineered floor coverings and many design features. An enclosed rear garden with raised patio combines with the most convenient location with superb local amenities all within walking distance makes this the perfect starter 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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		69	70
EU Directive 2002/91/EC			

89 Henderson Avenue

, Belfast, BT15 5FN



- Superb Contemporary Designed Period Town House
- Double Glazed Windows
- Feature Staircase
- 2 Bedrooms, 1 Reception
- Gas Central Heating
- Private Gardens
- Open Plan Lounge / Luxury Integrated Kitchen
- Modern White Bathroom
- Popular Cavehill Road Location

Entrance Hall

Hardwood Entrance Door.

Living/Kitchen/Dining

19'8" x 11'10" (5.99 x 3.61)

Engineered flooring, double panelled radiator, recessed lighting, uPvc double glazed patio doors.

Kitchen Area

Stainless steel sink unit, range of high and low level units, solid oak worktops, pull-out larder, microwave, built-in oven and gas hob, integrated extractor fan, integrated under fridge

and freezer, washer dryer, concealed gas boiler, breakfast bar with storage below.

First Floor

Open tread staircase with copper tread.

Bedroom

11'4" x 8'2" (3.45 x 2.49)

Double panelled radiator.

Bedroom

9'0" x 6'7" (2.74 x 2.01)

Double panelled radiator.

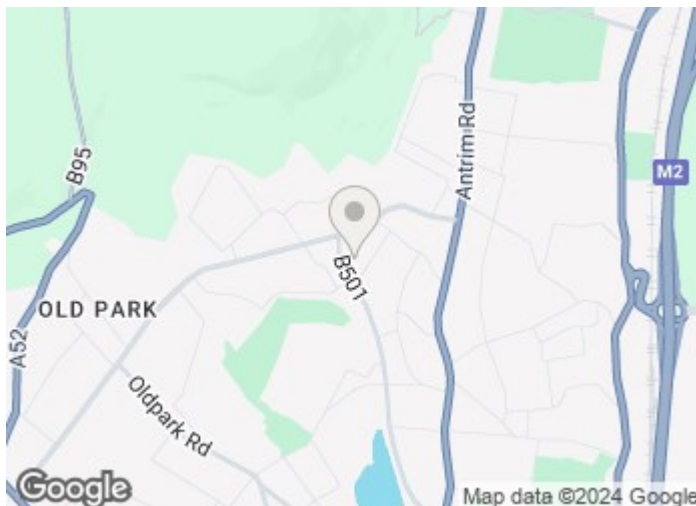
Bathroom

Modern white suite comprising

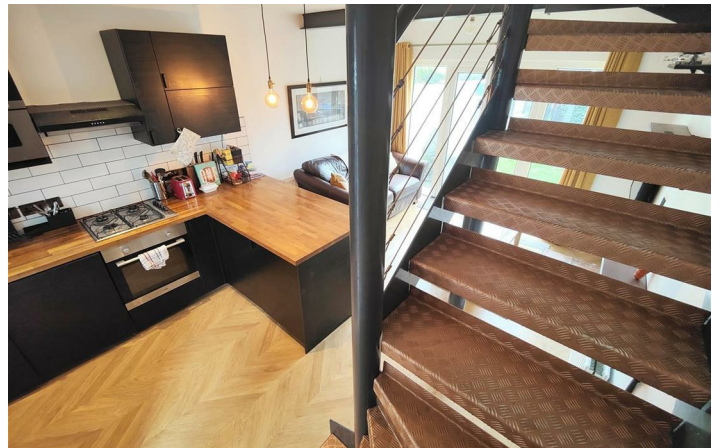
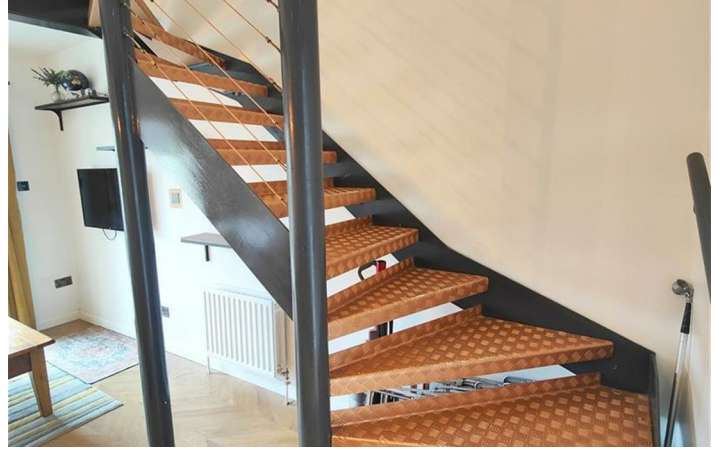
panelled bath, shower screen, vanity unit, low flush wc, partly tiled walls, recessed lighting, ceramic tiled floor.

Outside

Raised patio area to rear, mature lawn, panel fencing.

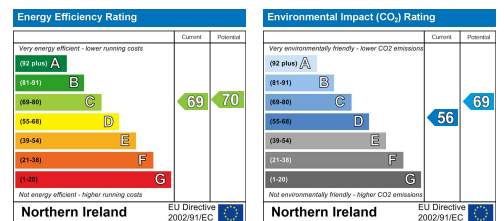


Directions



Floor Plan

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