



## 217 Alliance Avenue , Belfast, BT14 7NU

**Offers Over £99,950**

Immaculate Townhouse Presented To "Show Home" Standards.

This extensively refurbished townhouse offers immaculate accommodation and will have immediate appeal. The contemporary interior comprises 2 bedrooms, master bedroom with built-in mirrored robes, lounge with wooden flooring, contemporary fitted kitchen incorporating built-in under oven and ceramic hob and recently installed fully tiled white bathroom suite. The dwelling further offers recently installed gas fired central heating, Pvc fascia and eaves, rainwater goods, Upvc double glazed windows and exterior doors, extensive use of wood, wood laminate and ceramic floor coverings and has been presented to the highest possible standard throughout. Secure driveway parking and private hard landscaped gardens to the rear adds the finishing touches to this immaculate home ideally suited to the first time buyer, investor or young family alike - 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			
		76	77
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 217 Alliance Avenue

, Belfast, BT14 7NU



- Immaculate Townhouse
- Fully Tiled White Bathroom Suite
- Driveway Parking
- 2 Bedrooms, Through Lounge
- Upvc Double Glazed Windows, Pvc Facia And Eaves
- Private Hard Landscaped Gardens
- Contemporary Fitted Kitchen
- Gas Fired Central Heating
- Sought After Ardoyne Location

## Entrance Porch

Upvc double glazed entrance door.

## Lounge

12'5" x 11'1" (3.80 x 3.38)

Wooden floor, double panelled radiator, built-in storage, understairs storage,

## Kitchen

13'0" x 10'3" (3.98 x 3.14)

Stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven and ceramic hob, integrated

extractor fan, fridge freezer space, plumbed for washing machine, partly tiled walls, double panelled radiator, ceramic tiled floor, pvc double glazed rear door.

## Landing

## Bathroom

Modern fully tiled white suite comprising electric power shower, pedestal wash hand basin with vanity, low flush wc, panelled radiator, partially tiled walls, ceramic tiled floor, recessed lighting.

## Bedroom 1

9'6" x 6'2" (2.91 x 1.89)

Wood laminate floor, panelled radiator.

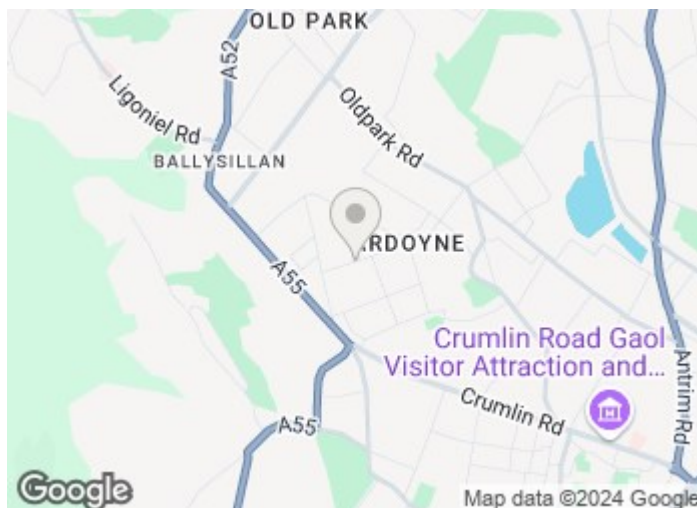
## Bedroom 2

11'6" x 10'2" (3.52 x 3.10)

Built-in mirrored robes, panelled radiator.

## Outside

Driveway parking. Hard landscaped rear in concrete patio, vertical panel fencing, outside tap.



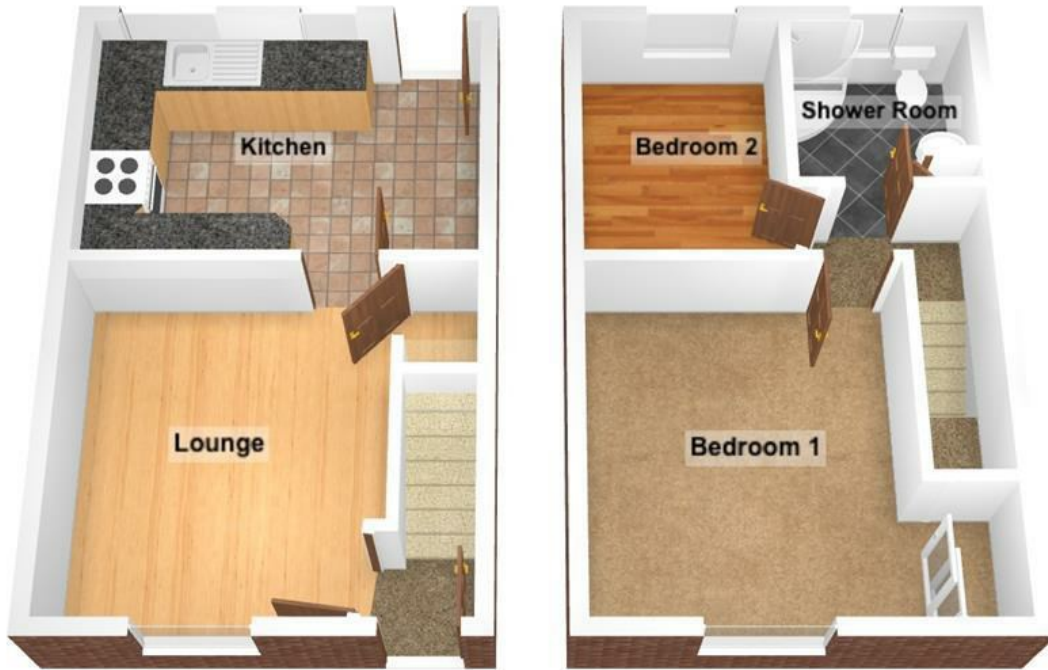
## Directions





# Floor Plan

217 Alliance Avenue, BELFAST, BT14 7NU



Ground Floor

First Floor

Total Area: 51.4 m<sup>2</sup> ... 553 ft<sup>2</sup>

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-91% <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 92-91% <b>A</b>	
91-81% <b>B</b>		81-91% <b>B</b>	
80-69% <b>C</b>		69-80% <b>C</b>	
55-68% <b>D</b>		55-68% <b>D</b>	
39-54% <b>E</b>		39-54% <b>E</b>	
21-38% <b>F</b>		21-38% <b>F</b>	
1-20% <b>G</b>		1-20% <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>76</b>	<b>77</b>		
Northern Ireland EU Directive 2002/91/EC		Northern Ireland EU Directive 2002/91/EC	

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