



## 219 Alliance Avenue , Belfast, BT14 7NU

**Offers Around £114,950**

Superb Extended Well Presented End of Terrace In This Most Popular Ardoyne Location.

A fabulous opportunity to purchase a full width extended end of terrace set within this most popular section of the Ardoyne. The interior comprises 2 bedrooms, through lounge into bay, extended fitted kitchen and classic white bathroom suite. The dwelling further offers oil fired central heating, recently installed uPvc double glazed windows & doors, improved wiring and has been well maintained and presented throughout. Paved off street car parking and private hard landscaped rear gardens with feature raised patio combines with the most convenient location to make this the ideal 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		35	54
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 219 Alliance Avenue

, Belfast, BT14 7NU



- Superb Extended End of Terrace
- Extended Fitted Kitchen
- Upvc Double Glazed Windows & Doors
- Most Popular Ardoyne Location
- 2 Bedrooms
- Classic White Bathroom Suite
- Off Street Parking
- Through Lounge
- Oil Fired Central Heating
- Hard Landscaped Gardens

## Entrance

Upvc double glazed entrance door, wood laminate floor.

## Lounge

21'11" x 13'4" (6.70 x 4.08)

Wood laminate floor, Hole in wall fireplace, understairs storage, double panelled radiator x 2.

## Extended Kitchen

13'0" x 9'6" (3.97 x 2.92)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker

space, integrated extractor, fridge/freezer space, plumbed for washing machine, partially tiled walls, ceramic tiled floor, recessed lighting, double panelled radiator.

## First Floor

Landing, access to roofspace.

## Bedroom

11'6" x 9'7" (3.52 x 2.94)

Panelled radiator.

## Bedroom

12'0" x 11'5" (3.68 x 3.50)

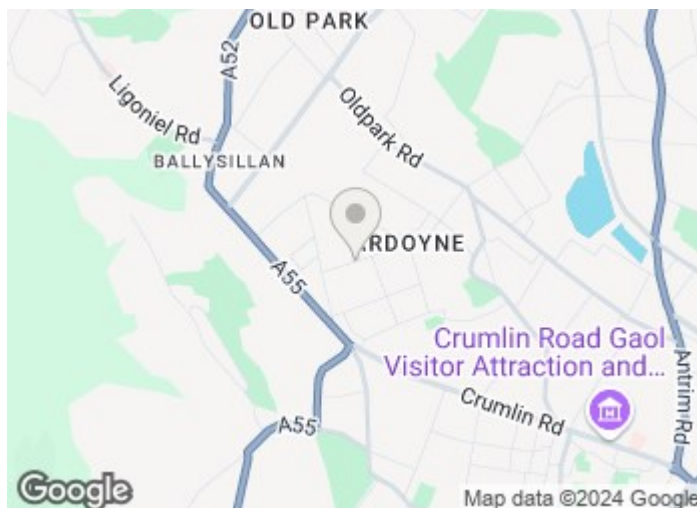
Panelled radiator, built-in storage.

## Bathroom

Fully tiled white suite comprising shower cubicle, electric shower, pedestal wash hand basin, low flush wc, double panelled radiator, tiled walls, ceramic tiled floor.

## Outside

Front garden with driveway and patio. Hard landscaped enclosed rear, feature raised patio, storage, outside tap.



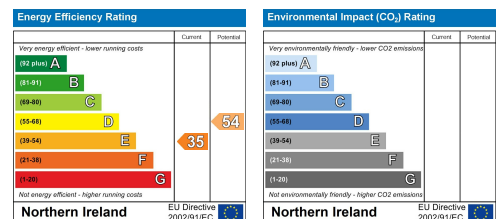
## Directions





# Floor Plan

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