

# HMK

PROPERTY

Alliance Avenue  
Belfast, BT14 7NX

Offers in the region of  
£125,000



## *Alliance Avenue, Belfast*

No.216 is a beautifully presented mid terrace property, and has been recently renovated to a high standard throughout. This property will be a popular choice with young families with its close proximity to fantastic schools, transport links and a host of local amenities on your doorstep. On the ground floor there is an open plan living dining room including feature fireplace, dual aspect double glazed windows, to include uPVC double doors, leading onto a bright kitchen with a range of high and low level units, tiled floors, electric oven and hob, recessed spotlights, with direct access onto a small back patio which could used for storage or could easily be tuned into a quaint garden/outside dining area, perfect for summer evenings. Upstairs there are two good sized bedrooms with laminate flooring and a modern tiled bathroom with shower over bath, low flush W/C and sink with vanity unit. No 216 has the additional benefit of gas central heating and uPVC windows throughout. Outside there is a paved driveway with ample room for two cars. To arrange a viewing of this beautiful mid terrace property, contact HMK Property on 028 90397712.



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## *The facts you need to know...*

- A beautifully presented mid terrace home
- Modern kitchen with integrated appliances
- Modern family tiled bathroom with shower over bath
- Paved driveway for two cars
- Translink bus links on your doorstep
- Large open plan living dining room
- Two good sized bedrooms
- Gas central heating
- Fantastic central location
- Lots of local amenities nearby







## *The property comprises...*

### **GROUND FLOOR**

#### **ENTRANCE HALL**

A white uPVC front door with ornate glass insert leads you into a small entrance hall with wooden flooring, this leads straight into the living room and the carpeted stairs with LED lighting.









## *The property comprises...*

### **LIVING/DINING ROOM**

The open plan living/dining room is bright and spacious, benefiting from a large uPVC window at the living room end of the property and a clear uPVC door leading onto the patio at the dining room end. There is a wooden floor throughout, tastefully decorated walls combining wallpaper and paint with skirting boards to finish off the stunning décor. The gas fire is encased in a large ornate cream fireplace adding a feeling of luxury throughout this beautiful room, the kitchen leads off the dining area, there is the added bonus of an additional storage cupboard in the dining area.







## *The property comprises...*

### **KITCHEN**

This stylish modern kitchen was fully renovated last year, it has a good range of high and low level units, recessed spotlights, a marble effect worktop, integrated appliances including fridge freezer, electric oven, hob and extractor fan. The kitchen also benefits from having its own uPVC door straight out onto the patio and a large uPVC window flooding the room with natural light.

### **FIRST FLOOR**

#### **LANDING**

The upstairs landing has been tastefully designed with flock wallpaper, painted skirting boards and modern white wooden doors leading into the bedrooms and bathroom.

### **BEDROOM ONE**

The spacious master bedroom has grey laminate wooden flooring, designed with paper and painted walls and skirting boards, large uPVC picture window overlooking the front of the property.

### **BEDROOM TWO**

The second bedroom has grey laminate wooden flooring, skirting boards and overlooks the back of the property

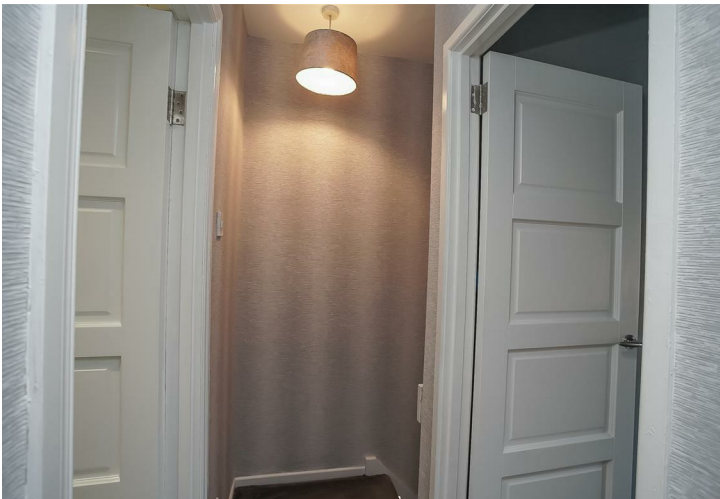
### **BATHROOM**

The stylish modern bathroom is fully tiled with heated towel rail, shower over bath, sink with vanity unit and small bathroom window.

### **OUTSIDE**

To the front of the property there are gates leading to a recently paved driveway with ample parking for two cars, the grey painted wooden fence gives the front of 216 Alliance Avenue a feeling of luxury before even entering the property, at the rear of the property there is a small recently paved perfect for storage and outside dining.













## Additional Information

No.216 Alliance Avenue is conveniently located just off the Cliftonville Road. Given its proximity to local primary and secondary schools No.216 will appeal to a host buyers including investors, first time buyers and young families alike. There are fantastic bus links in and out of Belfast city centre and further afield on your doorstep. Cliftonville Golf Club and Marrowbone Millennium Park are a few minutes drive away. With lots of shops and other local amenities within walking distance this No216 Alliance Avenue really is a little gem.

Need to sell or buy contact Hannah Kennedy today on 028 90397712 to arrange a free property valuation.

### ENERGY EFFICIENCY RATING

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	

### VIEWING

By appointment with HMK Property



# Location

Travelling along the Ardoyne Rd towards Holy Cross Primary School take a right onto Alliance Avenue and you will come across No.216 on the right hand side of the road.



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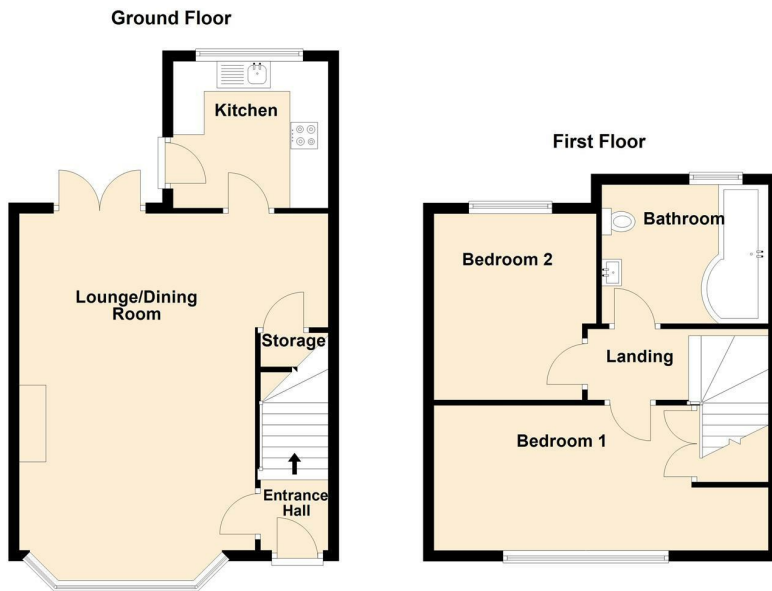
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## Request a Free property valuation

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216 Alliance Avenue, North Belfast



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