

155 Alliance Avenue , Belfast, BT14 7NT

Offers Over £60,000

End-Terrace Set Within This Most Popular Section Of The Ardoyne - CASH OFFERS ONLY

Holding an excellent position within this ever popular location this period end of terrace offers superb potential. The interior comprises 2 bedrooms, master bedroom with fixed staircase to roofspace storage, lounge with double doors to the modern fitted kitchen and dining area and classic white bathroom suite. The dwelling further offers gas fired central heating, Upvc double glazed windows and extensive use of wood laminate floor coverings throughout. Driveway with off street carparking, superb roof space storage and low maintenance hard landscaped combines to make this the perfect investment or starter home.

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	

155 Alliance Avenue

, Belfast, BT14 7NT



- Superb End-Terrace
- Contemporary Fitted Kitchen
- Upvc Double Glazed Windows
- 2 Bedrooms
- Classic White Bathroom Suite
- Driveway Parking
- Spacious Lounge
- Gas Fired Central Heating
- Sought After Ardoyne Location

Extended Entrance Porch

Upvc entrance door, wood laminate floor.

Open Entrance Hall

Lounge

12'1" x 13'3" (3.69 x 4.06)

Double panelled radiator, wood laminate floor, recessed lighting, double doors to kitchen.

Kitchen

13'3" x 9'1" (4.04 x 2.77)

Single stainless steel sink unit, range of high and low level units, formica worktops, built in under oven and ceramic hob, stainless steel canopy extractor fan, fridge/freezer space, plumbed for

washing machine, tumble dryer space, splash back, panelled radiator, recessed lighting.

Dining Area:

First Floor

Landing

Bathroom

Classic white bathroom suite comprising panelled bath, telephone hand set shower, pedestal wash hand basin, low flush wc, fully tiled walls, recessed lighting.

Bedroom

9'11" x 6'9" (3.03 x 2.06)

Panelled radiator, wood laminate floor, recessed lighting

Bedroom

10'5" x 12'3" (3.20 x 3.75)

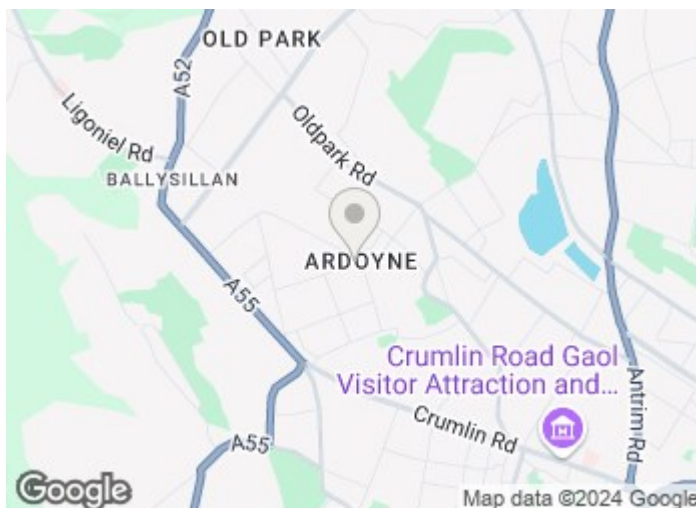
Panelled radiator, wood laminate floor, recessed lighting, storage cupboard, worchester gas boiler, fixed staircase to roofspace.

Roofspace

Under eaves storage, dormer window, panelled radiator.

Outside

Hard landscaped gardens in brick pavers, rear in concrete patio, raised decking, outside tap, driveway with carparking.

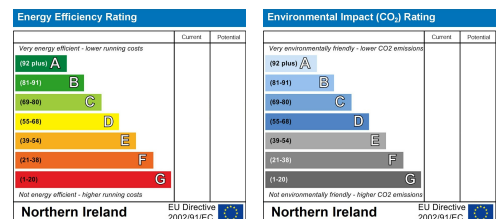


Directions



Floor Plan

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.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYNAHINCH
028 9756 1155

CAUSEWAY COAST
0800 644 4432

FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444

BALLYHACKAMORE
028 9047 1515

BANGOR
028 9127 1185

CAVEHILL
028 9072 9270

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYMENA
028 2565 7700

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929



John McLarnon trading under licence as Ulster Property Sales (Cavehill)
@Ulster Property Sales is a Registered Trademark