

## 78 Alexandra Park Avenue , Belfast, BT15 3ES

**Offers Around £90,000**

Attractive Extended Red Brick Town Terrace.

78 Alexandra Park Avenue, Belfast, BT15 3ES We are acting in the sale of the above property and have received an offer of £104,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place EPC Rating: 6. An attractive period red brick town terrace holding an excellent position within this ever popular location. The spacious extended interior comprises 3 bedrooms, lounge into bay, separate dining room, extended fitted kitchen and white bathroom suite. The dwelling further offers upvc double glazed windows, gas central heating and retains some period features. Convenient to the many amenities offered by the Shore Road and minutes from the City Centre, this is a home which will have wide appeal to the investor, first time buyer or growing family able to maximise the obvious potential - Early viewing highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92 plus)		
B (81-91)			
C (69-80)			
D (55-68)		60	73
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	



# 78 Alexandra Park Avenue

, Belfast, BT15 3ES



- Extended Town Terrace
- Extended Fitted Kitchen
- Gas Central Heating
- 3 Bedrooms
- Modern White Bathroom Suite
- Most Convenient Location
- 2 Reception Rooms
- Upvc Double Glazed Windows

## Entrance Hall

Hardwood entrance door, wood laminate floor, panelled radiator.

## Living Room

13'0" x 9'7" into bay (3.98 x 2.93 into bay)

Wood laminate floor, double panelled radiator, pvc ceiling.

## Dining Room

11'1" x 10'1" (3.39 x 3.09)

Wood laminate floor, glass fronted fire, double panelled radiator, recessed lighting.

## Extended Kitchen

9'8" x 6'5" (2.95 x 1.98)

Single drainer stainless sink unit,

range of high and low level units, formica work tops, free standing cooker, space for fridge/freezer, plumbed for washing machine, double panelled radiator, partially tiled walls, ceramic tiled floor, rear door.

## First Floor

Landing, pvc ceiling, built-in storage.

## Bathroom

Modern white suite comprising shower cubicle, electric drench style shower, low flush wc, pedestal wash hand basin, pvc panelled walls, Lvf flooring, double panelled radiator.

## Bedroom

13'3" x 9'11" (4.05 x 3.03)

Double panelled radiator.

## Second Floor

Landing.

## Bedroom

10'11" x 7'11" (3.34 x 2.42)

Concealed gas boiler, double panelled radiator.

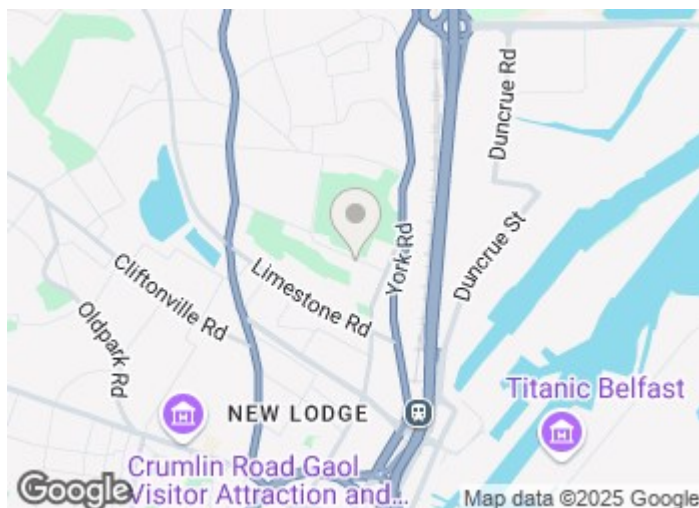
## Bedroom

13'7" x 7'11" (4.15 x 2.42)

Double panelled radiator.

## Outside

Front forecourt, enclosed rear yard.



## 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.

