



## 7 Easton Crescent Cliftonville, Belfast, BT14 6LJ

**Offers Over £249,950**

Magnificent Double Fronted Period Family Home Set In Highly Regarded Residential Location.

A magnificent double fronted red brick period family home situated within this much admired residential location. The generously proportioned interior has been immaculately maintained and modernised over many years of family ownership creating a fabulous property which will have immediate appeal to all who view. The richly appointed interior comprises 4 bedrooms over one floor, study, 3 reception rooms, modern fitted kitchen incorporating built-in oven and ceramic hob and separate pantry, downstairs shower room and modern white bathroom suite with separate wc. The dwelling further offers uPvc double glazed windows, gas central heating, low outgoings, roofing works and retains much period detail throughout. A walled rear garden with storage add the finishing touches to this superb home. With so much to offer the family buyer - 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	62	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 7 Easton Crescent

## Cliftonville, Belfast, BT14 6LJ



- Impressive Period Red Brick Family Home
- Modern Fitted Kitchen
- Gas Central Heating
- Most Popular Location
- 4 Bedrooms
- Modern White Family Bathroom
- uPvc Double Glazed Windows
- 3 Reception Rooms
- Contemporary Downstairs Shower Room
- Walled Rear Garden With Storage

### Enclosed Entrance Porch

Hardwood entrance door, original tiled floor.

### Entrance Hall

Glazed vestibule door, double panelled radiator.

### Lounge

15'9" x 16'3" into bay (4.82 x 4.96 into bay)  
Attractive slate fireplace, wood laminate floor, 2 double panelled radiators, cornice ceiling, ceiling rose, picture rail.

### Living Room

20'4" x 15'1" into bay (6.21 x 4.60 into bay)  
Attractive marble fireplace, double panelled radiator, picture rail, cornice ceiling, ceiling rose.

### Family Room

14'4" x 10'5" (4.38 x 3.20)  
Wood laminate floor, built-in storage, panelled radiator.

### Rear Lobby

Ceramic tiled floor.

### Shower Room

Modern white suite comprising walk-in

shower, thermostatically controlled shower, vanity unit, low flush wc, pvc ceiling, ceramic tiled floor, panelled radiator.

### Kitchen

14'5" x 8'5" (4.41 x 2.58)  
Single drainer white sink unit, extensive range of high and low level units, formica worktops, built-in oven and ceramic hob, integrated extractor fan, panelled radiator, ceramic tiled floor, partly tiled walls, pvc door to rear.

### Pantry

7'6" x 4'8" (2.30 x 1.44)  
Plumbed for washing machine, fridge/freezer space.

### First Floor

Landing, built-in storage, panelled radiator, concealed gas boiler.

### Bathroom

Modern white suite comprising panelled bath, telephone hand shower, vanity unit, low flush wc, pvc panelled walls, Lvf flooring, panelled radiator.

### Separate Wc

White suite comprising low flush wc.

### Bedroom

13'10" x 9'7" (4.22 x 2.94)  
Picture rail, panelled radiator.

### Bedroom

10'8" x 10'2" (3.27 x 3.12)  
Picture rail, panelled radiator.

### Bedroom

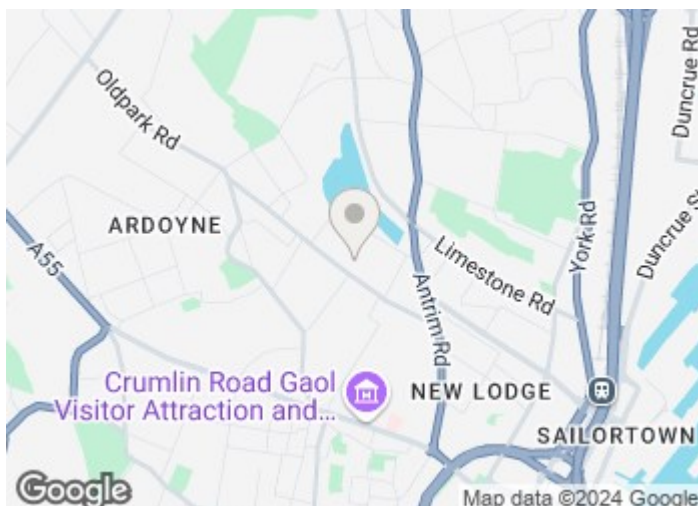
13'8" x 13'3" (4.18 x 4.05)  
Picture rail, panelled radiator.

### Bedroom

13'1" x 12'9" (4.01 x 3.89)  
Picture rail, panelled radiator.

### Outside

Gardens front in hedging, shrubs and flowerbeds, brick paver paths. Walled rear garden, feature, storage, outside tap, patio areas.



## Directions



# Floor Plan

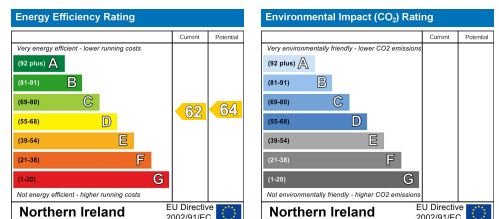
7, Easton Crescent, BELFAST, BT14 6LJ



Total Area: 164.2 m<sup>2</sup> ... 1767 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.



ULSTERPROPERTYSALES.CO.UK

- ANDERSONSTOWN 028 9060 5200
- BALLYHACKAMORE 028 9047 1515
- BALLYNAHINCH 028 9756 1155
- BANGOR 028 9127 1185
- CARRICKFERGUS 028 9336 5986
- CAVEHILL 028 9072 9270
- DOWNPATRICK 028 4461 4101
- FORESTSIDE 028 9064 1264
- GLENGORMLEY 028 9083 3295
- MALONE 028 9066 1929
- NEWTOWNARDS 028 9181 1444
- RENTAL DIVISION 028 9070 1000



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