

84 Salisbury Avenue , Belfast, BT15 5EB

Offers Around £325,000

Magnificent Period Semi Detached Villa Presented and Modernised to a High Standard Holding An Excellent Site Within This Much Admired Location.

A beautiful period semi detached residence situated within this highly regarded and sought after location. The generously proportioned interior comprises 4 bedrooms, 3 reception rooms, luxury fitted kitchen with integrated oven, microwave, dishwasher and classic white bathroom suite with free standing bath and separate shower cubicle. The dwelling further offers three quarter panelled entrance hall, downstairs furnished cloakroom, antique fireplaces, oil fired central heating, uPvc double glazed windows and original single glazed windows with leaded light detail. The property has been sympathetically modernised by the present owners taking care to retain as much period detail as possible and overflows with superb features. Ample off street car parking, a detached garage and a fabulous south facing rear garden with feature decked area combines with a most convenient location with leading schools, excellent shopping, Cavehill Country Park and Tennis Club all within walking distance makes this the perfect family 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		47
(21-38)	F	15	
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

84 Salisbury Avenue

, Belfast, BT15 5EB



- Handsome Period Semi Detached Villa Circa 1927
- Classic White Bathroom With Separate Shower Cubicle
- Oil Fired Central Heating
- Highly Sought After Residential Location
- 4 Bedrooms, 3 Reception Rooms
- Upvc Double Glazed Windows Excluding Feature Windows
- Mature South Facing Rear Garden
- Modern Fitted Kitchen With Island Unit
- Detached Matching Garage
- Downstairs Furnished Cloakroom

Enclosed Entrance Porch

Solid entrance door.

Entrance Hall

Glazed vestibule door, exposed timber floor, three quarter panelled walls.

Furnished Cloakroom

White suite comprising wash hand basin, low flush wc, cloaks, exposed timber floor, under stairs storage

Lounge into Bay

18'8" x 13'6" (5.70 x 4.13)

Attractive slate fireplace with cast iron inset, leaded light window, exposed timber floor, panelled radiator, picture rail, cornice ceiling.

Living Room

13'3" x 11'7" (4.05 x 3.55)

Hole in wall fireplace, twin built-in bookcase with cupboards below, exposed timber floor, two panelled radiators, picture rail, cornice ceiling.

Dining Room

12'5" x 10'9" (3.80 x 3.28)

Hole in wall fireplace, wood laminate flooring, shelving, picture rail, cornice ceiling.

Kitchen

13'1" x 11'0" (3.99 x 3.36)

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

under oven, microwave, gas hob integrated extractor fan, American fridge/freezer space, integrated dishwasher, Island unit with breakfast area, partly tiled walls, double panelled radiator, ceramic tiled floor, recessed lighting.

First Floor

Landing, feature leaded light windows, 1/4 panelled walls, panelled radiator.

Bedroom into Bay

15'11" x 13'7" (4.87 x 4.16)

Extensive range of built-in wardrobes with dresser unit, panelled radiator, picture rail, cornice ceiling.

Bedroom

13'1" x 12'6" (4.01 x 3.83)

Hole in wall fireplace, panelled radiator, picture rail, cornice ceiling.

Bedroom

12'7" x 10'10" (3.86 x 3.32)

Built-in robe, panelled radiator, picture rail, cornice ceiling.

Bedroom

9'10" x 8'1" (3.00 x 2.47)

Panelled radiator, picture rail.

Bathroom

Classic white suite comprising roll top cast iron bath, pedestal wash hand basin, original wc, shower cubicle drench power shower, 1/4 panelled walls, hot press, chrome radiator, panelled radiator.

Roof Space

Slingsby type ladder floored and sheeted section with light and power.

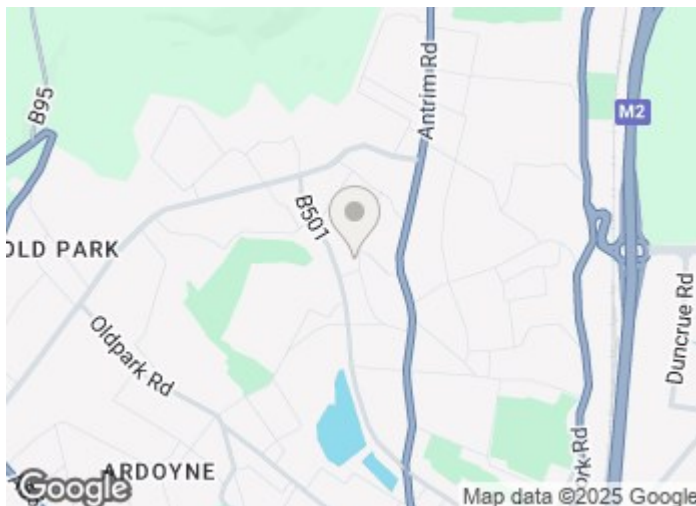
Outside

Gardens front and extensive south facing rear in lawn, shrubs and flowerbeds, extensive decking outside light and tap, oil tank. Driveway, ample car parking.

Detached Garage

16'0" x 10'5" (4.89 x 3.18)

Double doors, light and power, oil boiler. Utility area plumbed for washing machine.

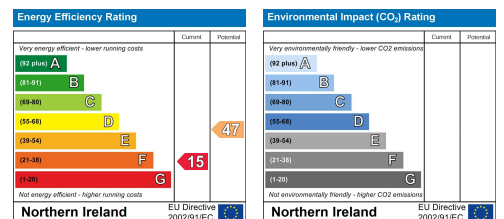


Directions



Floor Plan

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