

34 Madison Avenue , Belfast, BT15 5BX

Offers Over £135,000

Handsome Period Town Terrace Offering Fabulous Family Sized Accommodation And Superb Potential.

A handsome red brick period town house holding a prime position within this highly regarded and sought after location. The spacious interior comprises 4 bedrooms, 2 reception rooms with lounge and master bedroom into bay, extended fitted kitchen and coloured bathroom suite. While requiring improvements the dwelling retains much period detail with attractive fireplaces, cornice ceilings and offers gas fired central heating and single glazed windows in hardwood frames. Ideally positioned close to leading schools, superb parks, public transport and excellent shopping combines with the obvious potential making this is an opportunity not to be missed - 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

34 Madison Avenue

, Belfast, BT15 5BX



- Handsome Period Town Terrace
- 4 Bedrooms
- 2 Reception Rooms
- Extended Fitted Kitchen
- Single Glazed Windows
- Coloured Bathroom Suite
- Gas Central Heating
- Requires Improvements
- Sought After Cavehill Road Location

Enclosed Entrance Porch

Hardwood entrance door.

Entrance Hall

Glazed vestibule door, cornice ceiling, double panelled radiator.

Lounge

14'10" x 10'8" into bay (4.53 x 3.26 into bay) Attractive fireplace, tiled inset, cornice ceiling, ceiling rose, panelled radiator.

Living Room

12'2" x 11'7" (3.73 x 3.55) Attractive fireplace, double panelled radiator.

Kitchen

14'1" x 6'7" (4.31 x 2.02) Stainless steel single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, plumbed for washing

machine, fridge/freezer space, partially tiled walls, double panelled radiator, Lvf flooring, hardwood rear door.

First Floor

Landing.

Bathroom

Classic coloured suite comprising panelled bath, vanity unit, low flush wc, panelled radiator.

Bedroom

12'0" x 9'2" (3.67 x 2.80) Panelled radiator.

Bedroom

14'5" x 15'8" into bay (4.40 x 4.80 into bay) Double panelled radiator.

Landing

Landing.

Bedroom

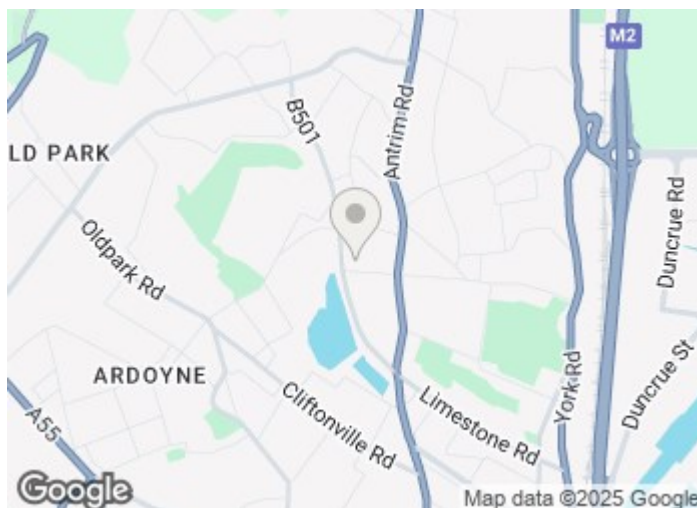
11'7" x 12'5" (3.55 x 3.80) Panelled radiator, velux style window.

Bedroom

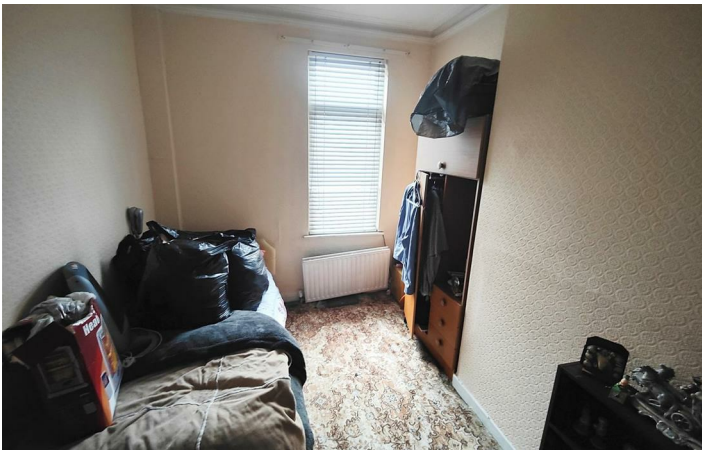
15'8" x 11'10" (4.78 x 3.63) Panelled radiator.

Outside

Hard landscaped front garden, enclosed rear yard, outside storage, concealed gas boiler.



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.



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