

## 6 Manor Street , Belfast, BT14 6EA

**Offers Over £145,000**

Fantastic Opportunity To Purchase A Luxuriously Appointed 4 Bedroom Modern Town Terrace In This Most Convenient Location.

A fantastic opportunity to purchase a luxurious modern constructed town terrace holding a prime position off the ever popular and convenient Cliftonville Road location. The immaculate interior comprises 4 bedrooms, one on the ground floor, spacious lounge into bow window, luxury fitted kitchen with dining area and deluxe white bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating, downstairs wc, extensive use of ceramic tiled and wood laminate floor coverings. With little or no maintenance worries, delightful private south facing rear patio garden and a most convenient location makes this the perfect first time buy or family home alike - Immediate viewing highly recommended.

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

# 6 Manor Street , Belfast, BT14 6EA



- Luxuriously Appointed Modern Town Terrace
- 4 Bedrooms
- Spacious Lounge Into Bow
- Luxury Fitted Kitchen
- Deluxe White Bathroom Suite
- Furnished Cloakroom
- Upvc Double Glazed Windows
- Gas Central Heating
- Private South Facing Rear Garden
- Most Convenient Location

## Entrance Hall

uPvc double glazed entrance door, ceramic tiled floor, panelled radiator.

## Furnished Cloakroom

Modern white suite comprising low flush, pedestal wash, hand basin, pvc ceiling, recessed lighting.

## Lounge Into Bow

16'3" x 11'3" (4.96 x 3.43)  
Attractive stone fireplace, ceramic tiled floor, panelled radiator.

## Bedroom

10'5" x 9'8" (3.2 x 2.95)  
Wood laminate floor, panelled radiator.

## Kitchen

11'4" x 17'7" (3.47 x 5.38)  
Bowl and a half stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in oven

and ceramic hob, stainless steel canopy extractor fan, fridge/freezer space, plumbed for washing machine, partly tiled walls, ceramic tiled floor, double understairs storage, panelled radiator.

## DINING AREA

### Rear Lobby

Ceramic tiled floor, uPvc double glazed rear door.

### First Floor

Landing, built-in storage, concealed gas boiler.

### Bathroom

Fully tiled deluxe white bathroom suite comprising walk in shower, thermostatically controlled shower, pedestal wash hand basin, low flush wc, pvc panelled walls, ceramic tiled floor,

pvc ceiling, recessed lighting, panelled radiator.

### Bedroom

11'6" x 10'3" (3.51 x 3.13)  
Panelled radiator.

### Bedroom

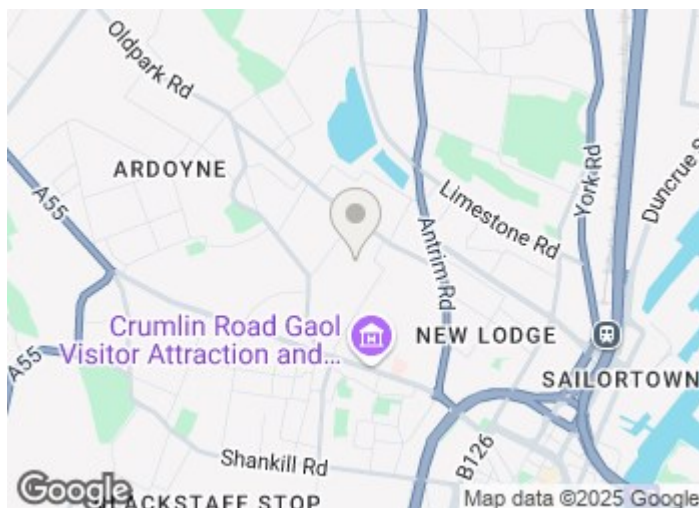
13'4" x 11'1" (4.08 x 3.40)  
Panelled radiator, built-in robe.

### Bedroom

11'5" x 9'3" (3.49 x 2.83)  
Panelled radiator.

### Outside

Enclosed forecourt, rear patio garden, raised patio, outside tap and light.

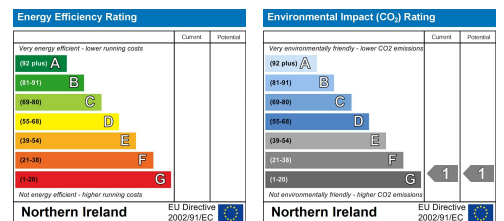


## Directions



# Floor Plan

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