



11 EASTON CRESCENT

BELFAST BT14 6LJ

Offers Over
£325,000



MID-TERRACE | 4 🛏 | 1 🚿 | 3 🚗

We are delighted to bring to the market this fantastically finished four bedroom Period-style mid terrace home ideally situated just off the ever popular Cliftonville Road in North Belfast.

KEY FEATURES

- Attractive Four Bedroom Double-Fronted Property Located Just off the Ever Popular Cliftonville Road in North Belfast.
- Ease of Access for the City Commuter to Belfast City Centre.
- Close to main Antrim Road with Range of Amenities.
- Within the Catchment Area to a Range of Local Primary and Grammar Schools.
- Period Features Throughout.
- Spacious Family Room with Bay Window and Feature Wood Burning Stove.
- Separate Dining Room Leading to Kitchen
- Further Separate Drawing Room with Bay Window.
- Modern Fitted Kitchen with Range of Built in Units and Storage and Access to Rear Courtyard
- Four Well Proportioned Double Bedrooms on First Floor
- Spacious Fitted Family Bathroom with Modern White Suite Comprising of Both Bath and Shower Facilities
- Enclosed Split-Level Rear Courtyard with Spacious and Adaptable Storage Facilities on Lower Level.
- Gas Heating with Semi-Industrial Boiler.
- No Onward Chain
- UPVC Double Glazing.
- Broadband Speed - Ultrafast



ROOM DETAILS

ENTRANCE

GROUND FLOOR

Reception Hall:

Rear Hallway:

Downstairs WC:

Drawing Room:

20'10" x 13'9" into bay window

Family Room:

15'4" x 13'5"

Dining Room:

13'5" x 10'4"

Kitchen:

19'5" x 8'9"

Stairs to First Floor

Return:

FIRST FLOOR

Family Bathroom:

Stairs to First Floor

Landing:

Bedroom One:

13'9" x 13'6"

Bedroom Two:

13'5" x 12'8"

Bedroom Three:

13'5" x 10'4"

Bedroom Four:

13'9" x 13'6"

Roofspace:

OUTSIDE

Rear Courtyard:



DIRECTIONS

Travelling along the Antrim Road in the direction of Fortwilliam, turn left on to Cliftonville Road. Easton Crescent is the fifth road on the right. No 11 Easton Crescent is located on the right hand side.



THE LOCAL AREA

North Belfast is packed with vibrant neighbourhoods which exude charm and energy. There is an abundance of fantastic local eateries and coffee shops, as well as many picturesque parks and beautiful green areas for those looking to balance city life with the great outdoors. Many excellent schools are also located in this area.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	74
(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	

OUR BRANCHES

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