

25 Clifton Crescent , Belfast, BT14 6LF

Offers Around £159,950

Superb Period Town Terrace Beautifully Presented Within Walking Distance Of The City.

A fantastic opportunity to purchase a beautifully presented period town terrace holding an elevated position within this most popular and convenient Cliftonville Road location. The stylish and spacious interior comprises 4 bedrooms over two floors, through lounge into bay with wood burning stove, recently fitted luxury kitchen incorporating built-in oven and hob and deluxe white bathroom suite. The dwelling further offers uPvc "K Glass" double glazed windows except velux, gas central heating, quality flooring including herringbone wood laminate, and has benefited from a program of improvement works over the years creating a beautiful family home while retaining many period features. Within walking distance of the City, the new university and the Cathedral Quarter combines with the delightful "City" gardens to make this the perfect home - 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

25 Clifton Crescent

, Belfast, BT14 6LF



- Superb Red Brick Period Terrace
- 4 Bedrooms / Through Lounge
- Luxury Fitted Kitchen
- Deluxe White Bathroom Suite
- Upvc Double Glazed Windows
- All "K Glass" Bar Velux Window
- Gas Central Heating
- "City" Garden
- Minutes From The City
- Highest Presentation

Entrance Porch

Upvc double glazed entrance door, ceramic tiled floor, picture rail.

Entrance Hall

Picture rail, cornice ceiling, ceramic tiled floor, 1/2 panelled wall, double panelled radiator.

Lounge

10'8" x 7'7" (3.27 x 2.33)

Into bay, window seat, picture rail, cornice ceiling, antique fireplace, wood burning stove, herringbone wood laminate floor, panelled radiator.

Archway:

Living Room

12'0" x 11'3" (3.67 x 3.44)

Understairs storage, herringbone wood laminate flooring, double panelled radiator.

Kitchen

Single drainer composite sink unit, extensive

range of high and low units, marble effect work tops, built in under oven and ceramic hob, stainless steel canopy extractor fan, fridge freezer space, plumbed for washing machine, partly tiled walls, herringbone wood laminate flooring, double panelled radiator, recessed lighting, uPvc double glazed rear door.

First Floor

Landing, picture rail, 1/2 panelled wall, cornice ceiling.

Bathroom

Contemporary white suite comprising panelled bath, shower screen, thermostatically controlled drench style shower unit, telephone hand set shower, vanity unit, low flush wc, partly tiled walls, ceramic tiled walls, chrome radiator, built-in storage, concealed gas boiler.

Bedroom

10'5" x 8'9" (3.20 x 2.68)

Double panelled radiator.

Bedroom

13'1" x 12'9" (3.99 x 3.89)

Into bay, cornice ceiling, double panelled radiator.

Second Floor

Landing, wood laminate floor, built-in storage, access to roof space.

Bedroom

10'7" x 9'1" (3.23 x 2.78)

Velux window, panelled radiator.

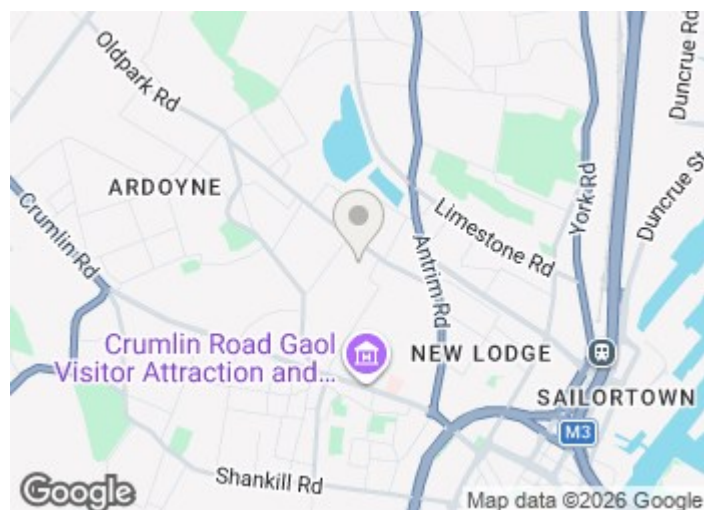
Bedroom

14'11" x 10'2" (4.57 x 3.12)

Wood laminate floor, fireplace, double panelled radiator.

Outside

Hard landscaped forecourt in bonded resin and flower beds. Hard landscaped rear in boned resin, feature wall, outside light and tap.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

