



5 Cliftonville Drive , Belfast, BT14 6LR

**Offers In The Region Of
£79,950**

An Extended Period Town Terrace in Ever Popular Location Offering Superb Potential

Holding a superb position off the Cliftonville Road and only a short commute to the City Centre this extended period town terrace will have immediate appeal. The interior comprises 2 bedrooms, lounge into bay, second reception room, extended kitchen and classic white bathroom suite. The dwelling further offers uPvc double glazed windows, oil fired central heating and wood laminate floor coverings. PUBLIC NOTICE - 5 Cliftonville Drive, Belfast, BT14 6LR - We have received an offer of £ 82,500.00. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating (E48)

Requiring comprehensive refurbishment throughout to include, but not exclusively damp proofing works, wiring improvements, new flooring and decoration throughout this property offers great potential for the canny builder, investor or DIY enthusiast - Cash Offers preferred.

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	48	61
		EU Directive 2002/91/EC

5 Cliftonville Drive

, Belfast, BT14 6LR



- Extended Town Terrace
- Extended Kitchen
- Oil Fired Central Heating
- Requiring Comprehensive Refurbishment
- White Bathroom Suite
- Short Commute To City Centre
- 2 Bedrooms 2 Reception Rooms
- Upvc Double Glazed Windows
- Superb Potential-Cash Offers Preferred

Entrance Hall

Hardwood entrance door.
Ceramic tiled floor,

Lounge Into Bay

4.02 x 3.15 into bay
Wood laminate floor. Panelled radiator.

Living Room

4.56 x 3.15
Fireplace with wood surround.
Panelled radiator.

Extended Kitchen

3.83 x 1.73
Bowl and a half single drainer

stainless steel sink unit, range of high and low level units, formica worktop, free standing cooker, stainless steel canopy extractor, ceramic tiled floor, hardwood door to rear, partly tiled walls, panelled radiator.

First Floor

Landing.

Bedroom 1

4.47m x 3.33m at widest
Panelled radiator.

Bedroom 2

3.18 x 2.71
Wood laminate flooring.
Panelled radiator.

Bathroom Room

Fully tiled white suite comprising shower cubicle pedestal wash hand basin, low flush wc, chrome towel radiator.

Outside

Hard landscaped gardens to front and rear yard, pvc oil tank, boiler house, storage



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.

