ULSTER PROPERTY SALES
UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE

4 Jubilee Avenue
, Belfast, BT15 3BX

Offers Around £174,950

Handsome Red Brick Period Terrace Beautifully Presented Moments From Alexandra Park And Just A Short Commute To The City.

"Ellanore" Is a superb opportunity to purchase a beautifully presented handsome red brick period town terrace situated within this ever popular and most convenient location. The spacious interior comprises 5 bedrooms over two floors, through lounge into bay, modern kitchen incorporating built-in oven and hob and contemporary white bathroom suite. The dwelling further offers uPvc double glazed windows, oil fired central heating and has benefited from a program of improvement works over past years creating a beautiful family home. Moments from the Alexandra Park and the excellent amenities of the Antrim Road and just a short commute to the City, the new university and the Cathedral Quarter makes this the perfect home - Internal inspection strongly recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		53
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

4 Jubilee Avenue
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- Handsome Red Brick Period Terrace
- Contemporary White Bathroom
- Highly Regarded Location
- 5 Bedrooms Through Lounge
- Oil Fired Central Heating
- Moments From Alexandra Park
- Modern Fitted Kitchen
- Upvc Double Glazed Windows
- Minutes From The City

Enclosed Entrance Porch
Upvc double glazed entrance door, ceramic tiled floor.

Entrance Hall
Beveled glass vestibule door, wood laminate floor, cornice ceiling, picture rail, panelled radiator.

Through Lounge
24'10" x 11'6" (7.59 x 3.53)
Wood laminate floor, ornate fireplace with granite hearth and electric inset, cornice ceiling, panelled radiator.

Kitchen
14'6" x 7'11" (4.42 x 2.43)
Bowl and a half single drainer composite sink unit, extensive range of high and low level units, formica worktops, built-in under oven oven, ceramic hob, stainless steel canopy extractor fan, fridge/freezer space, plumbed for a washing machine, tiled splash back, partly tiled walls, ceramic tiled floor, pvc ceiling, recessed lighting, panelled radiator, uPvc double glazed rear door.

First Floor
Landing.

Bathroom
Contemporary white bathroom suite comprising fully tiled shower cubicle, electric shower, pedestal wash hand basin, low flush wc, chrome radiator, pvc panelled walls and ceiling, recessed lighting, built-in storage, panelled radiator.

Bedroom
10'2" x 7'9" (3.11 x 2.37)
Built-in storage, panelled radiator.

Bedroom
15'3" x 14'10" into bay (4.66 x 4.54 into bay)
Double panelled radiator.

Second Floor
Landing.

Bedroom
10'11" x 8'0" (3.35 x 2.44)
Built-in storage, panelled radiator.

Bedroom
14'5" x 12'3" (4.40 x 3.75)
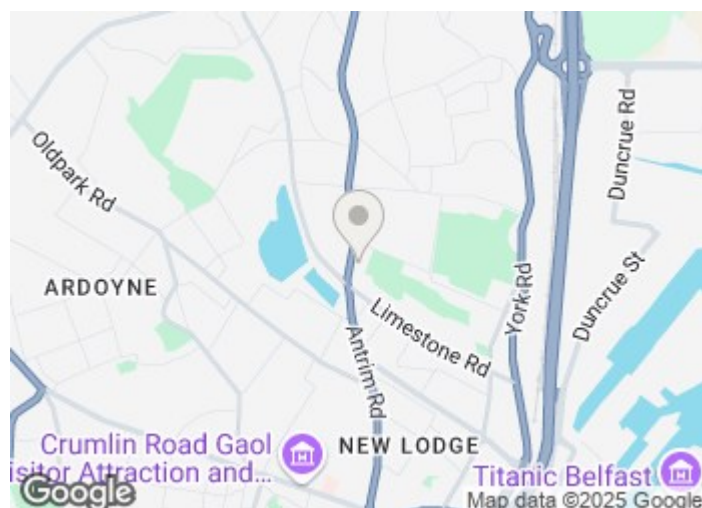Built-in storage, panelled radiator.

Bedroom
10'2" x 7'10" (3.11 x 2.41)
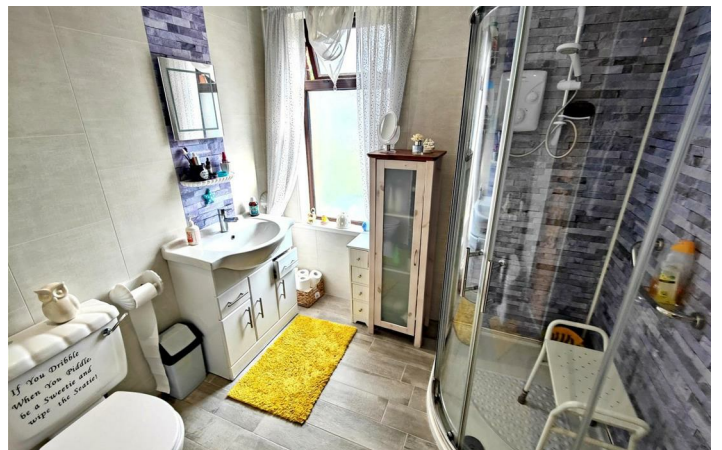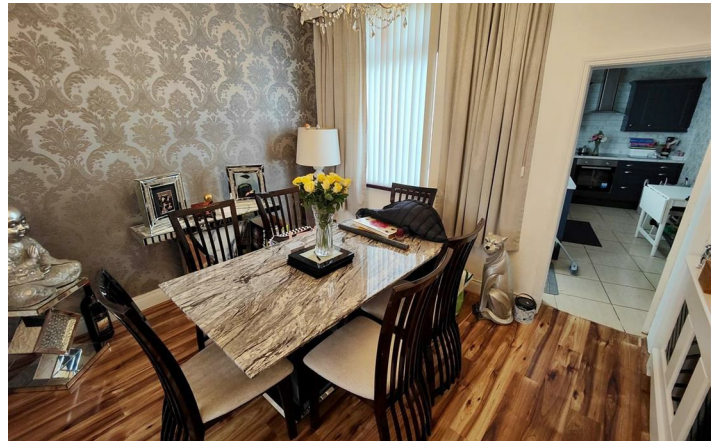Exposed timber floor, built-in storage, panelled radiator.

Outside
Forecourt, enclosed rear yard, outside light and tap, pvc oil tank, boiler house.
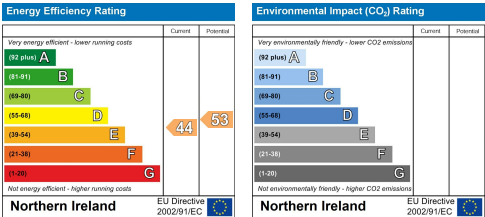
Directions

Floor Plan

4 Jubilee Avenue, BELFAST, BT15 3BX

Ground Floor
- Kitchen
- Dining Area
- Lounge

First Floor
- Shower Room
- Bedroom
- Bedroom

Second Floor
- Bedroom
- Bedroom
- Bedroom

Total Area: 121.1 m² ... 1303 ft²

All measurements are approximate and for display purposes only

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.

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(1-20) G		
Not energy efficient - higher running costs	44	53

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Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

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