



ULSTER PROPERTY SALES

# UPS

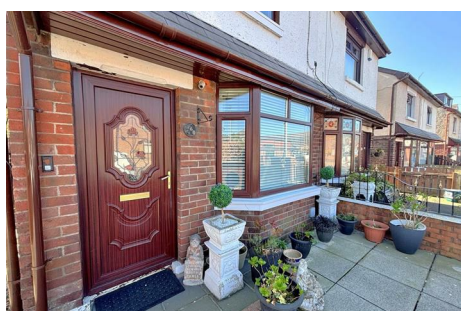
**CAVEHILL BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 60 Alliance Avenue , Belfast, BT14 7PJ

### Offers Over £149,950

Superb Extended Semi Detached Villa With Extensive Rear Gardens.

A superb semi detached villa holding a prime position in this most popular location with extensive rear gardens. The extended accommodation comprises 3 well proportioned bedrooms, through lounge into bay, contemporary fitted kitchen and modern white bathroom suite. The dwelling further offers upvc double glazed windows, doors, fascia, eaves and replacement rainwater goods, gas central heating and has benefited from a programme of modernisation works to include recently installed gas heating and roofing improvements in past years. An extensive private rear garden with patio's and mature lawn offer a unique space for the family to enjoy combines with off street parking and this most popular location with leading schools, public transport and excellent shopping all within walking distance makes this a home not to be missed - Early Viewing is 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		
Northern Ireland		EU Directive 2002/91/EC



# 60 Alliance Avenue

, Belfast, BT14 7PJ



- Superb Extended Semi Detached Villa
- White Bathroom Suite
- Recent Gas Central Heating
- Most Popular Location
- 3 Bedrooms Through Lounge into bay
- Upvc Double Glazed Windows
- Extensive Rear Gardens
- Modern Fitted Kitchen
- Pvc Fascia And Eaves
- Off Street Parking

### Entrance Hall

Upvc double glazed entrance door, wood laminate floor, double panelled radiator.

### Through Lounge

21'7" x 14'1" at widest (6.58 x 4.31 at widest) wood laminate floor, understairs storage, double panelled radiator x 2.

Double doors to:

### Kitchen

13'6" x 14'5" (4.14 x 4.40)  
Bowl and a half stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, stainless steel extractor fan, fridge freezer space, plumbed for washing machine, partly tiled walls, Lvf flooring, double panelled radiator.

### Rear Lobby

Lvf flooring, pvc door to rear.

### Bathroom

Modern bathroom suite comprising walk in shower, thermostatically controlled drench shower unit, vanity unit, low flush wc, part tiled walls, Lvf flooring, double panelled radiator.

### First Floor

Landing, access to roofspace.

### Bedroom

13'8" x 9'8" at widest (4.19 x 2.96 at widest)  
Wood laminate floor, double panelled radiator.

### Bedroom

11'4" x 7'2" (3.46 x 2.19)  
Wood laminate floor, wall mounted boiler, panelled radiator.

### Bedroom

8'8" x 7'3" (2.66 x 2.22)  
Wood laminate floor, panelled radiator.

### Outside

Gate to off paved driveway, Hard landscaped to front with shrubs. Rear with patio`s, mature lawn, vertical/horizontal panel fencing, 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.

