



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



6 Clifton Crescent , Belfast, BT14 6LF

Offers Around £164,950

Stunning Modernised Period Town Terrace with Luxury Features Throughout.

A fabulous opportunity to purchase a stunning finished period town house situated within its ever popular location. The richly appointed interior offers 4 bedrooms over two floors, 2 reception rooms, integrated fitted kitchen incorporating oven and hob, fridge/freezer, dishwasher and contemporary white family bathroom. The dwelling further offers en-suite shower room to 2nd floor, uPvc double glazed windows, gas fired central heating, extensive use of wood laminate, ceramic and quality carpets throughout. The dwelling has benefited from improvement works in recent years to include re-plastering, re-wiring, new interior doors and is superbly decorated throughout.

Immediate inspection is highly recommended to avoid disappointment.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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

6 Clifton Crescent

, Belfast, BT14 6LF



- Turn Key Luxury Town House
- Fabulous Fitted Kitchen
- Gas Fired Central Heating
- 4 Bedrooms
- Contemporary White Bathroom
- uPvc Double Glazed Windows
- 2 Reception Rooms
- En Suite Showeroom
- Completely Refurbished

Open Entrance Porch

Mahogany entrance door, original tiled floor

Entrance Hall

Double panelled radiator, wood laminate floor

Lounge

10'7" x 9'0" (3.23 x 2.75)

Wood laminate floor, double panelled radiator

Archway

Dining Room

10'3" x 9'5" (3.13 x 2.88)

Double panelled radiator, wood laminate floor, concealed gas boiler

Kitchen

11'3" x 6'5" (3.45 x 1.98)

Single drainer composite sink unit, extensive range of high and low units, wooden work tops, built in under oven and ceramic hob,

integrated extractor fan, integrated fridge freezer, plumbed for washing machine, integrated dishwasher, partly tiled walls, ceramic tiled floor, chrome radiator, recessed lighting, under stairs storage space, uPvc double glazed rear door.

First Floor

Bathroom

Contemporary white suite comprising panelled bath shower screen, thermostatically controlled shower unit, vanity unit, low flush wc, partly tiled walls, ceramic tiled walls, chrome radiator, recessed lighting.

Bedroom

11'7" x 8'3" (3.55 x 2.53)

Panelled radiator

Bedroom

14'4" x 13'6" (4.37 x 4.14)

Into bay, double panelled radiator

Second Floor

Bedroom

11'1" x 8'4" (3.40 x 2.55)

Double panelled radiator, velux roof lighting, recessed lighting

Bedroom

14'3" x 10'9" (4.35 x 3.30)

Double panelled radiator, cast iron fireplace

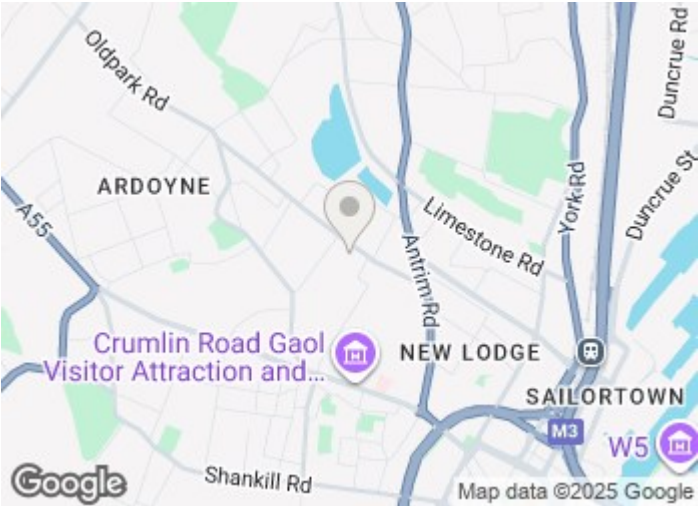
Ensuite Shower room

Contemporary white suite comprising shower cubicle, thermostatically controlled shower unit, vanity unit, low flush wc, fully tiled walls, ceramic tiled floors, recessed lighting, chrome radiator.

Outside

Walled forecourt

Walled rear patio yard with raised patio area, outside light and tap.



Directions



Floor Plan

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