



## 53 Skegoneill Avenue , Belfast, BT15 3JP

**Offers In The Region Of  
£189,950**

Immaculate Refurbished Period End Terrace Holding a Superb Position Within This Highly Regarded Location.

Holding a prime position within this most popular and sought after location close to the many amenities offered by the Antrim Road this immaculate refurbished period end town house will have immediate appeal. The richly appointed interior comprises 4 bedrooms, 2 reception rooms, luxury fitted kitchen and deluxe 4 piece bathroom suite. The dwelling further offers uPvc double glazed windows, recently installed gas central heating, upgraded insulation and has benefited from an extensive programme of improvement works to the highest standards presented today. Immaculate and ready to move into- Internal inspection is strongly 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



# 53 Skegoneill Avenue

, Belfast, BT15 3JP



- Immaculate Refurbished Period End Terrace
- 4 Bedrooms
- 2 Reception Rooms
- Luxury Fitted Kitchen
- Deluxe 4 Piece Bathroom Suite
- Gas Fired Central Heating
- Upvc Double Glazed Windows
- Upgraded Insulation
- Most Popular Location
- Highest Presentation

## Entrance Hall

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

## Lounge

13'11" x 10'7" into bay (4.25 x 3.25 into bay) Wood laminate floor, attractive fireplace with cast iron inset. wired for wall mounted tv, panelled radiator.

## Living Room

10'5" x 10'10" (3.19 x 3.32) Wood laminate floor, double panelled radiator, understairs storage.

## Kitchen

14'6" x 6'9" (4.44 x 2.08) Bowl and a half stainless steel sink unit, range of high and low, formica worktops, high level double oven and gas hob, stainless steel extractor fan, plumbed for

washing machine, integrated fridge/freezer, integrated dishwasher, high output radiator, recessed lighting, partly tiled walls, Lvf flooring, pvc door to rear.

## First Floor

Landing.

## Bathroom

Deluxe 4 piece white bathroom suite comprising panelled bath, telephone handset shower, fully tiled shower cubicle, thermostatically controlled drench shower, telephone handset shower, vanity unit, low flush wc, high output radiator, fully tiled walls, ceramic tiled floor.

## Bedroom

10'2" x 7'4" (3.12 x 2.25) Cornice ceiling, attractive fireplace, panelled radiator.

## Bedroom

14'1" x 10'7" (4.30 x 3.23) Double panelled radiator.

## Second Floor

Landing.

## Bedroom

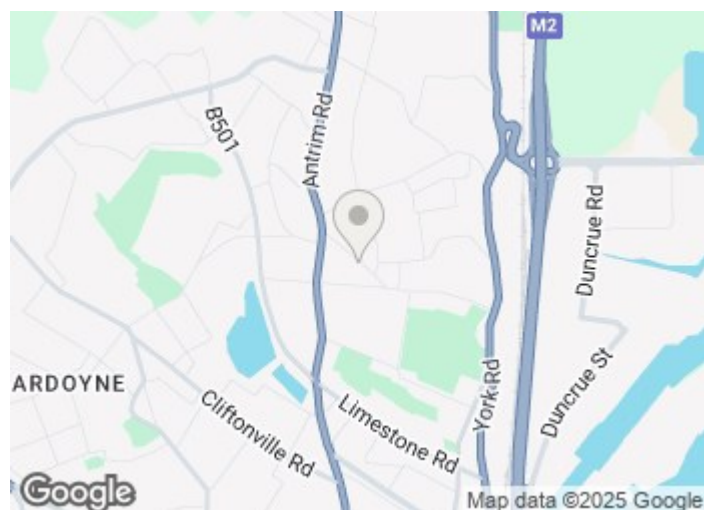
10'5" x 7'0" (3.20 x 2.14) Velux rooflight, double panelled radiator.

## Bedroom

13'9" x 10'9" (4.21 x 3.30) Double panelle radiator.

## Outside

Enclosed forecourt in tarmac, enclosed rear yard in brick paver.



## 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.

