



20 Cliftonville Parade , Belfast, BT14 6LQ

A Fabulous Extended Town Terrace Situated Within This Ever Popular And Sought After Location

A handsome red brick period town house which has been extended, modernised and improved over the years creating the perfect starter home. The extended interior comprises 2 bedrooms, lounge into bay, living room, extended fitted kitchen incorporating built-in under oven and ceramic hob and classic white bathroom suite. The dwelling further offers solid fuel central heating from a wood burning stove, Upvc double glazed windows (glass broken to front) and benefits from extensive use of wood laminate floor coverings. A most convenient location combines with a walled forecourt and walled rear patio yard with little or no maintenance worries to makes this the perfect starter home or investment opportunity

Don't Miss This Opportunity.

Offers In The Region Of £115,000

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		EU Directive 2002/91/EC

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, Belfast, BT14 6LQ



- Handsome Period Red Brick Town Terrace
- Classic White Bathroom Suite
- Highly Regarded Location
- 2 Bedrooms 2 Reception Rooms
- Solid Fuel Central Heating Wood Burner
- Perfect Starter Home Investment Opportunity
- Extended Fitted Kitchen
- Upvc Double Glazed Windows

Entrance Hall

Entrance door, wood laminte floor, panelled radiator, understairs storage.

Lounge into Bay

11'4" x 9'6" (3.46 x 2.90)

Attractive fireplace with gas fire and hardwood surround, wood laminate floor, panelled radiator.

Living Room

15'11" x 10'0" (4.86 x 3.07)

Hole in wall fireplace, wood burning stove, panelled radiator.

Extended Kitchen

12'0" x 8'3" (3.67 x 2.52)

Single drainer stainless steel sink unit, extensive range of high and low level units, built-in oven and ceramic hob, intergrated extractor fan, plumbed for washing machine, fridge/freezer space, partly tiled walls, ceramic tiled floor, panelled radiator, upvc double glazed rear door.

First Floor

Bathroom

White suite comprising

panelled bath, vanity unit, low flush wc, fully tiled walls, hotpress/copper cylinder, panelled radiator.

Bedroom

10'3" x 8'2" (3.14 x 2.51)

Wood laminate floor, panelled radiator.

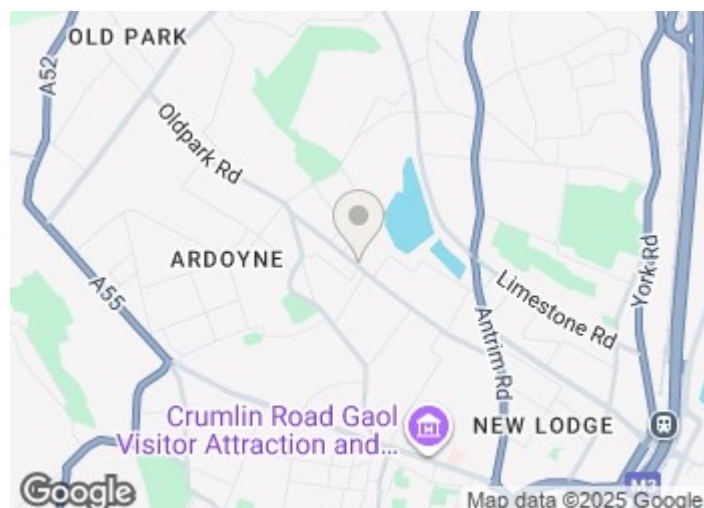
Bedroom

14'2" x 10'7" (4.33 x 3.24)

Wood laminate floor, panelled radiator.

Outside

Walled forecourt, enclosed rear yard.



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.

