



58 Salisbury Avenue , Belfast, BT15 5EA

Offers Around £375,000

Stunning Double Fronted Period Detached Residence In This Most Sought After Location.

A stunning renovated double fronted period red brick detached residence holding a prime position within this highly regarded and much admired residential location with leading schools, shopping, Cavehill Tennis Club all within walking distance and the City Centre a short commute away. The re-modeled interior comprises 5 bedrooms, 2+ reception rooms, including living dining space open plan to the luxury kitchen - a wonderful contemporary heart to this period home. The property further offers a utility room, downstairs wc, contemporary family bathroom and en-suite to the principal bedroom all much sought after essential luxuries. The dwelling further offers uPvc double glazed windows, gas central heating with recent new boiler and has benefited from comprehensive improvements and extensive use of quality wood laminate and ceramic floor coverings over past years. Delightfully private hard landscaped gardens offer a superb space for the family combines with the perfect location, leading schools, public transport and excellent local shopping all within walking distance to make this the ideal family home - Early viewing is highly recommended.

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	43	51
EU Directive 2002/91/EC		

58 Salisbury Avenue

, Belfast, BT15 5EA



- Stunning Double Fronted Period Detached Residence
- 5 Bedrooms 2+ Reception Rooms
- Utility Room Downstairs Furnished Cloakroom
- Modern White Bathroom
- uPvc Double Glazed Windows
- Gas Central Heating
- Highly Regarded Location
- Luxury Fitted Kitchen
- En-Suite Shower Room
- Hard Landscaped Gardens

Open Entrance Porch

Original entrance door.

Entrance Hall

Glazed vestibule door, cornice ceiling, double panelled radiator.

Furnished Cloakroom

Modern white suite comprising pedestal wash hand basin, low flush wc, panelled radiator.

Lounge

17'10" x 11'9" into bay (5.46 x 3.60 into bay)
Attractive fireplace, wood laminate floor, panelled radiator, cornice ceiling.

Living Room

18'8" x 11'2" into bay (5.70 x 3.42 into bay)
Wood laminate floor, cornice ceiling. 2 double panelled radiators.

Open Plan To :

Kitchen

11'9" x 12'6" (3.58 x 3.82)
Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, range style cooker with 5

ring gas hob, integrated fridge fridge freezer, stainless steel canopy extractor fan, ceramic tiled floor, partly tiled walls.

Utility Room

11'0" x 7'3" (3.35 x 2.21)
Single drainer stainless sink unit, range of low level units, plumbed for washing machine, double panelled radiator, ceramic tiled floor.

Family Room

13'4" x 10'6" (4.06 x 3.21)
Wood laminate floor.

First Floor

Landing, wood laminate floor, double panelled radiator.

Bedroom

10'11" x 6'6" (3.33 x 1.99)
Wood laminate floor, panelled radiator.

Bathroom

Modern white suite comprising panelled bath, pedestal wash hand basin, shower cubicle, thermostatically controlled shower unit, fully tiled walls, low flush wc, ceramic tiled floor, hot press.

Bedroom

13'1" x 9'7" (3.99 x 2.93)
Wood laminate floor, panelled radiator.

Bedroom

11'9" x 14'4" (3.59 x 4.38)
Into Bay, wood laminate floor, panelled radiator.

En-Suite

Modern white suite comprising shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, panelled radiator.

Bedroom

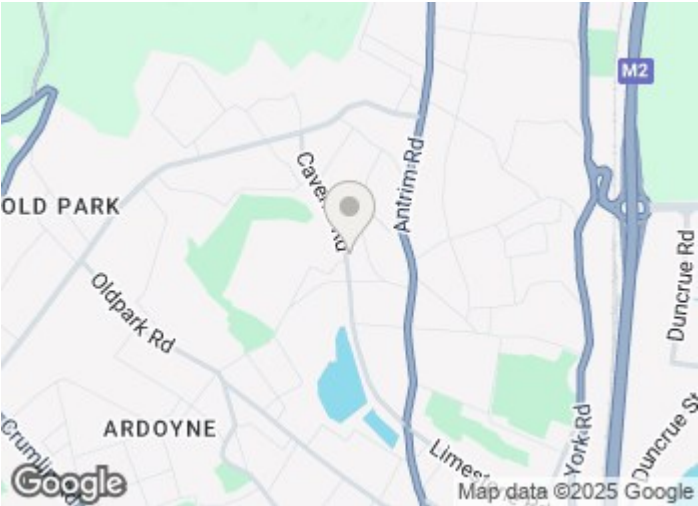
19'0" x 11'8" (5.78 x 3.56)
Into bay, panelled radiator, wood laminate floor.

Bedroom

11'8" x 12'6" (3.56 x 3.80)
Panelled radiator, wood laminate floor.

Outside

Off street parking, hard landscaped front and private rear gardens with southerly aspect in concrete pavers and timber decking, outside tap and light.



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.

