



8 Linden Gardens , Belfast, BT14 6DD

**Offers In The Region Of
£229,950**

Handsome Red Brick Period Town Terrace Situated Within A beautiful Tree Lined Avenue Close To The City

Holding a prime position within this most sought after residential location this impressive period red brick town terrace has been maintained and presented to an excellent standard over past years. The spacious interior comprises 5 bedrooms, 2 reception rooms with lounge into bay, spacious fitted kitchen and recently installed white bathroom suite with separate wc. The dwelling further offers principal bedroom into bay, gas central heating, uPvc double glazed windows and has been beautifully maintained by the long term family owners but yet retains much period detail throughout. A private rear garden in patio and artificial grass combines with the most convenient location with the city a short distance away to make this the perfect family home - Early viewing is highly recommended.

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	

8 Linden Gardens

, Belfast, BT14 6DD



- Handsome Red Brick Period Town Terrace
- Recently Installed Bathroom Suite
- Many Period Features
- Short Commute To City
- 5 Bedrooms 2 Reception Rooms
- Upvc Double Glazed Windows
- Hard Landscaped Garden
- Spacious Fitted Kitchen
- Gas Central Heating
- Most Popular Location

Entrance Porch

Upvc double glazed entrance door.

Entrance Hall

Vestibule door, cornice ceiling, panelled radiator.

Lounge into Bay

15'7" x 12'07"4" (4.76 x 3.68)

Attractive fireplace with cast iron inset, cornice ceiling, double panelled radiator.

Dining Room

12'2" x 12'4" (3.71 x 3.76)

Attractive fireplace with tiled inset, double panelled radiator.

Kitchen

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven and gas hob, integrated extractor fan, fridge/freezer space, plumbed for washing machine, partly tiled walls, recessed lighting,

under stairs storage, upvc double glazed rear door.

Breakfast Area

Dining

First Floor

Landing, cornice ceiling, panelled radiator.

Bathroom

Modern new white suite comprising shower cubicle, thermostatically controlled shower, vanity unit, double panelled radiator, partly pvc panelled walls, pvc ceiling, recessed lighting.

Separate Wc

Modern white suite comprising low flush wc, pvc panelled walls.

Bedroom

12'8" x 8'4" (3.88 x 2.55)

Attractive fireplace, cornice ceiling, double panelled radiator.

Bedroom into Bay

15'5" x 15'0" (4.72 x 4.59)

Cast iron fireplace, cornice ceiling, picture rail, double panelled radiator.

Second Floor

Landing

Bedroom

12'6" x 7'10" (3.82 x 2.40)

Double panelled radiator.

Bedroom

12'2" x 10'3" (3.72 x 3.14)

Cast iron fireplace, double panelled radiator, velux rooflight.

Bedroom

15'2" x 11'8" (4.63 x 3.58)

Wood laminate floor, double panelled radiator.

Outside

Hard landscaped forecourt, private rear in walled patio leading to artificial grass with shrubs and flowerbeds, outside light.

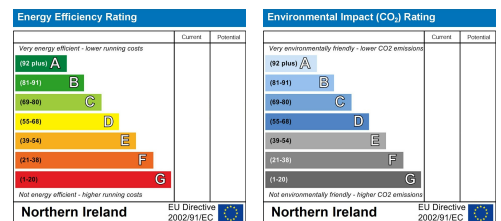


Directions



Floor Plan

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