



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



208 Alliance Avenue , Belfast, BT14 7NX

Offers Over £135,000

Stunning Double Extended Mid Terrace Presented To The Highest Standard In This Most Popular Ardoyne Location.

Fabulous opportunity to purchase a stunning double extended period mid terrace set within this most popular section of the Ardoyne. The interior comprises 3 bedrooms to include lounge into bay, luxury integrated high gloss fitted kitchen with built-in oven and hob, fridge freezer and informal dining and modern white bathroom suite. The dwelling further offers gas fired central heating, uPvc double glazed windows, low outgoings, extensive use of quality wood laminate flooring and has benefited from a program of improvement works over the years to present to the highest standards. Off street car parking, hard landscaped front garden and enclosed rear yard combines with this most popular and convenient location to make this the ideal starter 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	EU Directive 2002/91/EC	

208 Alliance Avenue

, Belfast, BT14 7NX



- Stunning Double Extended Mid Terrace
- 3 Bedrooms
- Lounge Into Bay
- Luxury Integrated Kitchen With Dining
- Modern White Bathroom Suite
- Gas Central Heating
- Upvc Double Glazed Windows
- Off Street Parking
- Enclosed Rear Yard
- Most Popular Ardoyne Location

Entrance Hall

Upvc double glazed entrance door.

Open plan:

Lounge

13'8" x 12'2" (4.17 x 3.72)
Into bay, wood laminate floor, feature "barn" style door, double panelled radiator.

Kitchen

13'6" x 7'6" at widest (4.13 x 2.30 at widest)
Single drainer stainless steel sink unit, range of high gloss high and low level units, formica worktops, tall larder storage, built-in oven and hob, integrated fridge freezer, stainless extractor fan, stainless steel splash back, plumbed for washing machine, double panelled radiator, partly tiled walls, ceramic tiled floor.

Dining area: Ceramic tiled floor.

Rear Lobby

Ceramic tiled floor, built-in storage, concealed gas boiler, pvc door to rear.

Bathroom

Modern white bathroom suite comprising panelled bath, thermostatic telephone handset shower, vanity unit, low flush wc, partly tiled walls, ceramic tiled floor.

First Floor

Landing, built-in storage, access to roof space.

Bedroom

13'4" x 12'11" (4.07 x 3.94)
At widest, wood laminate floor, double panelled radiator.

Bedroom

9'5" x 8'6" (2.88 x 2.61)
Wood laminate floor, double panelled radiator.

Bedroom

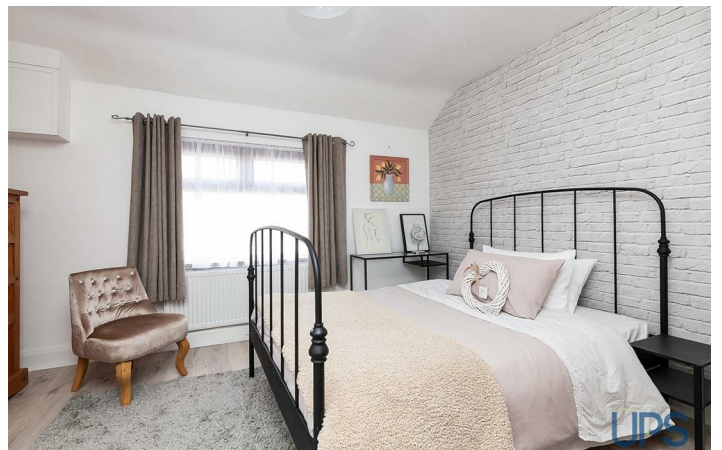
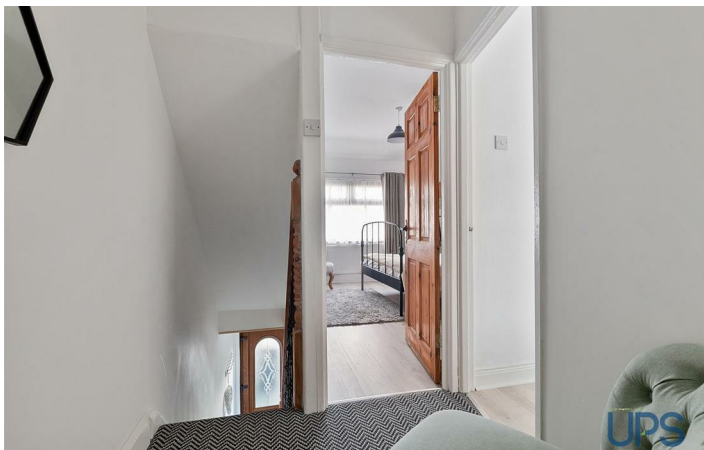
9'11" x 7'1" (3.03 x 2.17)
Wood laminate floor, panelled radiator.

Outside

Off street parking, hard landscaped front in concrete pavers, and 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.

