



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	67
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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- Stunning Double Extended Mid Terrace
- Luxury Integrated Kitchen With Dining
- Upvc Double Glazed Windows
- Most Popular Ardoine Location
- 3 Bedrooms
- Modern White Bathroom Suite
- Off Street Parking

- Lounge Into Bay
- Gas Central Heating
- Enclosed Rear Yard

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

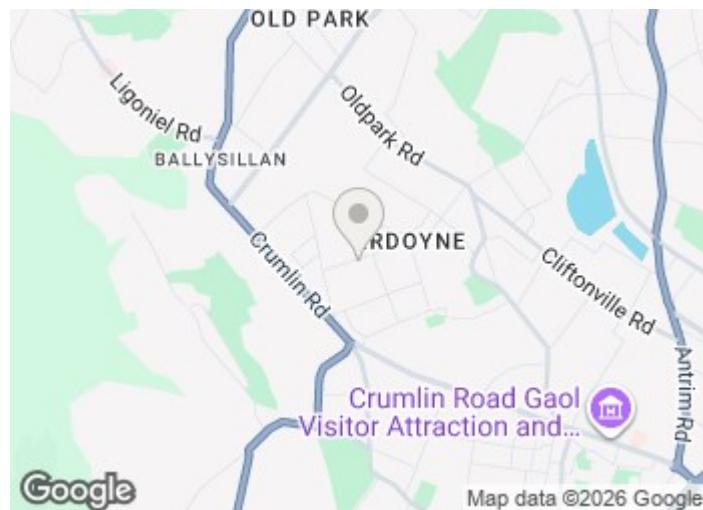
9'5" x 8'6" (2.88 x 2.61)
Wood laminate floor, double panelled radiator.

Bedroom

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

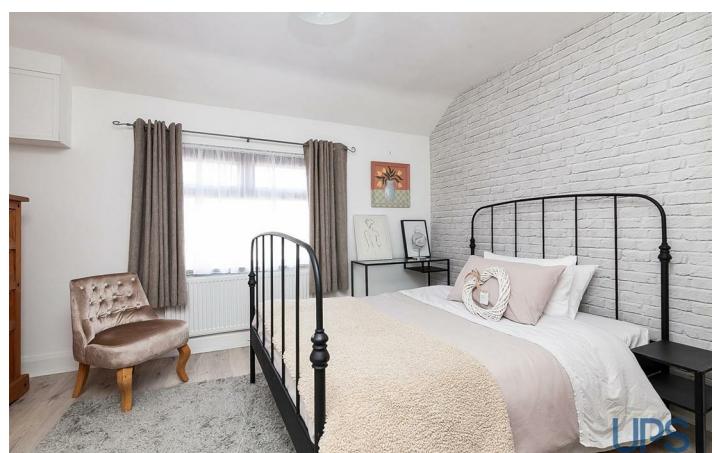
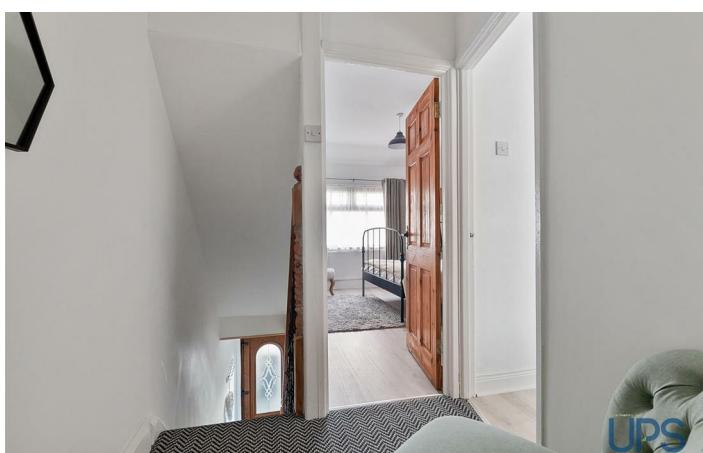
Outside

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



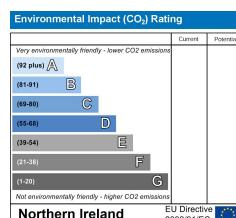
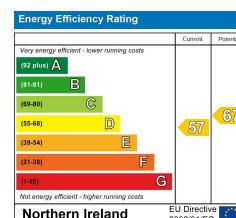
Directions

Map data ©2026 Google



Floor Plan

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