

34 Clifton Crescent , Belfast, BT14 6LF

Offers Around £164,950

Superbly Presented Period Town Terrace Situated Within This Most Popular And Convenient Section Of The Cliftonville Road.

Holding a prime position off the bustling Cliftonville Road and just a short commute to the City Centre, this superbly presented period town terrace will have immediate appeal. The spacious interior comprises 4 bedrooms, through lounge with multi-fuel stove, modern fitted kitchen with breakfast bar and contemporary white bathroom suite with walk-in shower. The dwelling further offers gas central heating, uPvc double glazed windows, extensive use of quality ceramic and wood laminate floor coverings, low outgoings and has been presented to the highest standards. Externally is a forecourt and enclosed rear yard. This stylish town terrace offers exceptional accommodation and all approximately 10 minutes to the City Centre - Early Viewing is strongly 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	61	74
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

34 Clifton Crescent

, Belfast, BT14 6LF



- Superbly Presented Period Town Terrace
- Modern Fitted Kitchen
- uPvc Double Glazed Windows
- Short Commute To City
- 4 Bedrooms
- Contemporary Bathroom Suite
- Enclosed Rear Yard
- Through Lounge With Multi-fuel Stove
- Gas Fired Central Heating
- Most Convenient Location

Entrance Porch

Composite front door, porcelain tiled floor.

Entrance Hall

Vestibule door, porcelain tiled floor, double panelled radiator.

Through Lounge

24'9" x 11'11" (7.56 x 3.65)

Wood laminate floor, multi-fuel stove, granite hearth, two double panelled radiator.

Kitchen

22'6" x 6'4" (6.88 x 1.95)

Bowl and a half stainless steel sink unit, extensive range of high and low units, formica work tops, cooker space, stainless steel extractor fan, fridge freezer space, plumbed for washing machine, breakfast bar, partly tiled walls, ceramic

tilled floor, double panelled radiator, understairs storage, uPvc double glazed rear door.

First Floor

Landing.

Bathroom

Deluxe white suite comprising disabled shower cubicle, thermostatically controlled shower unit, vanity unit, low flush wc, partly pvc panelled walls, chrome radiator, recessed lighting, extractor.

Bedroom

11'7" x 9'7" (3.54 x 2.94)

Wood laminate floor, panelled radiator.

Bedroom

16'9" x 15'10" (5.13 x 4.84)

Into bay, picture rail, double panelled radiator.

Second Floor

Landing.

Bedroom

11'3" x 9'9" (3.43 x 2.99)

Velux window, panelled radiator.

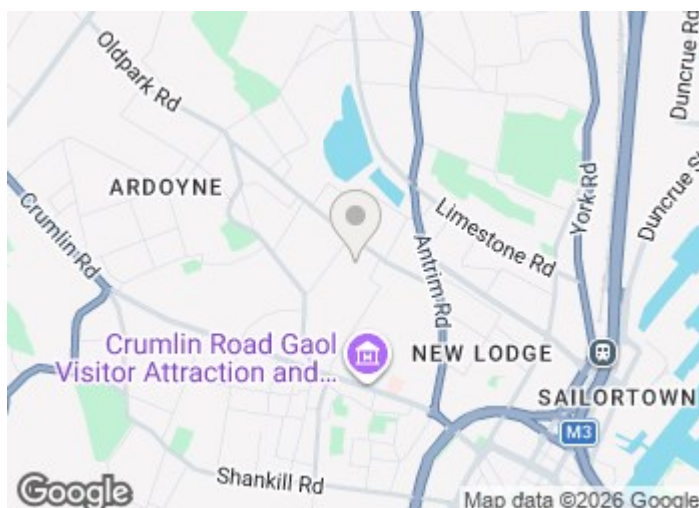
Bedroom

16'2" x 10'11" (4.95 x 3.34)

Double panelled radiator.

Outside

Hard landscaped forecourt with shrubs and enclosed rear yard, outside light and tap.



Directions



Floor Plan

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