



30 Alliance Avenue , Belfast, BT14 7PH

Offers Over £255,000

Superb Modernised Period Detached Residence Holding A Prime Corner Site In This Most Popular Location.

A superb period detached residence modernised and re-modeled to the highest standard. The interior comprises 3 bedrooms, 2 reception rooms, lounge into bay, integrated modern fitted kitchen with dining incorporating integrated fridge/freezer and dish washer and contemporary white bathroom suite. The dwelling further offers superb roof space storage via fixed staircase with twin velux roof lights, principal bedroom with extensive range of built-in mirrored slider robes, gas central heating, uPvc double glazed windows, pvc fascia and eaves and extensive use of quality wood laminate and ceramic floor coverings throughout. Retaining period detail combined with modern luxury creates the perfect mix for modern family living with charming period detailing. Outside the hard landscaped gardens with privacy hedging combines with the attached garage with electric roller shutter door and excellent corner site add the finishing touches to this superb 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	56	70
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

30 Alliance Avenue

, Belfast, BT14 7PH



- Superb Period Detached Residence
- 3 Bedrooms 2 Reception Rooms
- Modern Integrated Kitchen
- Deluxe Modern White Bathroom Suite
- Gas Central Heating
- Upvc Double Glazed Windows
- Superb Roof Space Storage
- Attached Garage With Electric Door
- Hard Landscaped Garden
- Mature Corner Site

Enclosed Entrance Porch

Upvc double glazed entrance door, ceramic tiled floor.

Entrance Hall

Glass vestibule door, wood laminate floor, under stairs storage, pvc double glazed side door, cornice ceiling, panelled radiator.

Lounge

14'0" x 11'6" (4.29 x 3.52)

Into bay, attractive fireplace with electric inset, wood laminate floor, cornice ceiling, double panelled radiator.

Living Room

12'2" x 11'3" (3.73 x 3.43)

Wood laminate floor, picture rail, cornice ceiling, hole in the wall fireplace, recessed lighting, double panelled radiator.

Kitchen

16'0" x 9'8" (4.90 x 2.97)

Composite bowl and a half single drainer

sink unit, extensive range of high and low level units, formica work top, built-in oven and ceramic hob, canopy extractor fan, feature glass display cabinets, wine rack, breakfast bar, integrated fridge freezer, dish washer, partly tiled walls, panelled radiator, pvc door to rear.

First Floor

Landing, panelled radiator.

Roof Space Storage

16'4" x 11'2" (5.00 x 3.41)

Under eaves storage, twin velux roof lights, double panelled radiator.

Bathroom

Deluxe white suite with panelled bath, shower screen, thermostatically controlled drench and telephone handset shower, vanity unit, low flush wc, pvc panelled walls, pvc ceiling, recessed lighting, feature radiator.

Principal Bedroom

15'5" x 13'4" (4.72 x 4.07)

Exposed timber flooring, picture rail, extensive range of built-in mirrored slide robes, double panelled radiators.

Bedroom

9'5" x 7'0" (2.88 x 2.15)

Panelled radiator.

Bedroom

11'4" x 10'5" (3.46 x 3.20)

At widest, exposed timber flooring, panelled radiator.

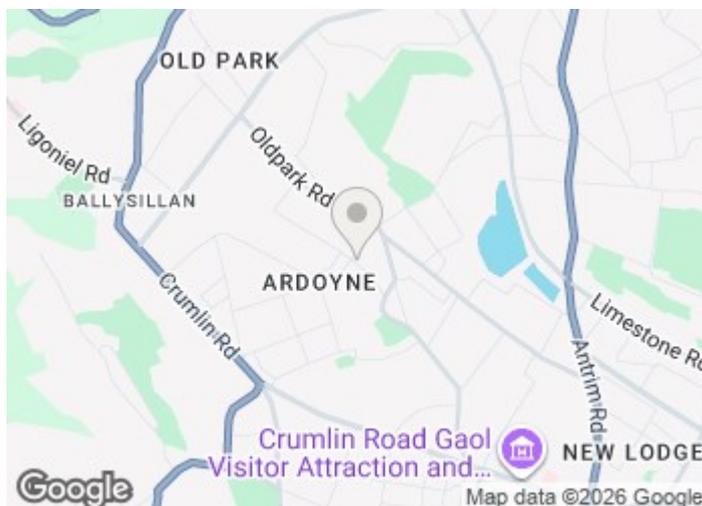
Detached Garage

17'9" x 7'8" (5.43 x 2.34)

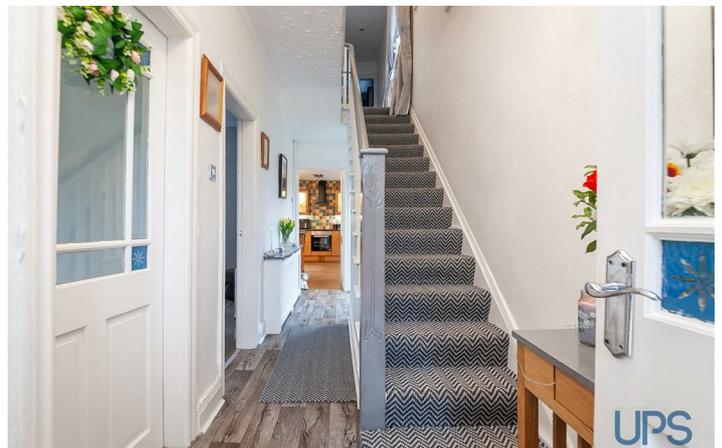
Electric roller shutter door, plumbed for washing machine, wall mounted gas boiler, light and power.

Outside

Gardens front, side and rear in brick and concrete pavers, patio, stone chips with mature privacy hedging, shrubs and flower beds, driveway, outside light and tap.

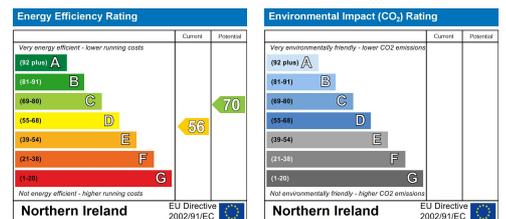


Directions



Floor Plan

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