



14 Linden Gardens , Belfast, BT14 6DD

Offers Over £249,950

Stunning Period Terrace Superbly Presented Holding A Prime Position In This Most Popular Tree Lined Avenue.

A stunning period red brick terrace superbly presented and refurbished creating a stunning family home whilst retaining many sought after period features. The imposing accommodation comprises 6 bedrooms over 2 floors, principal bedroom with en-suite, through lounge, twin bays to lounge and first floor principal bedroom, luxury fitted kitchen incorporating built-in high level oven, ceramic hob and fully tiled 4 piece family bathroom to first floor. The dwelling further offers uPvc double glazed windows and doors, gas central heating, replacement rain water goods, extensive use of quality ceramic and wooden flooring and has undergone a significant programme of improvements works in past years to present to the high standards seen today. Private hard landscaped rear gardens combines with the ideal location with leading schools, excellent shopping, Queen Victoria Park all within walking distance and the City Centre just a short commute away making 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 |

14 Linden Gardens

, Belfast, BT14 6DD



- Stunning Period Red Brick Terrace
- Fully Tiled 4 Piece Bathroom Suite
- Many Period Features
- Impressive Family Home
- 6 Bedrooms Principal With En-Suite
- Upvc Double Glazed Windows
- Hard Landscaped Gardens
- Luxury Fitted Kitchen With Dining
- Pvc Double Glazed Windows
- Most Popular Tree Lined Avenue

Enclosed Entrance Porch

Pvc double glazed entrance door, ceramic tiled floor, vestibule door with leaded lights.

Entrance Hall

Ceramic tiled floor, double panelled radiator, cornice ceiling.

Through Lounge

28'0" x 10'11" (8.55 x 3.33)

Into bay, wood laminate floor, double panelled radiator x 3.

Kitchen

22'7" x 9'6" (6.90 x 2.91)

Bowl and a half stainless steel single drainer sink unit, extensive range of high and low level units, formica worktops, partially tiled walls, high level oven, ceramic hob, stainless steel canopy extractor fan, plumbed for dishwasher and washing machine, fridge freezer space,, tall pull out larder, double radiator, pvc door to rear.

First Floor

Landing, built-in cupboard.

Bathroom

Contemporary 4 piece white suite comprising panelled bath, walk-in shower cubicle, telephone handset shower, vanity units, low flush wc, ceramic tiled floor, tiled walls, extractor, chrome radiator.

Bedroom

8'7" x 6'1" (2.63 x 1.87)

Panelled radiator.

Bedroom

12'2" x 10'3" (3.71 x 3.13)

Built-in cupboard, double panelled radiator.

Bedroom

16'6" x 15'7" (5.03 x 4.75)

Into bay, double panelled radiator x 3.

En-Suite

Modern white suite comprising fully tiled shower cubicle, electric telephone handset

shower, vanity unit, low flush wc, partly tiled walls, ceramic tiled floor, extractor.

Second Floor

Landing.

Bedroom

19'9" x 9'7" (6.02 x 2.94)

Recessed lighting, built-in cupboard, double panelled radiator.

Bedroom

11'10" x 11'2" (3.61 x 3.42)

Velux window, wood laminate floor, double panelled radiator.

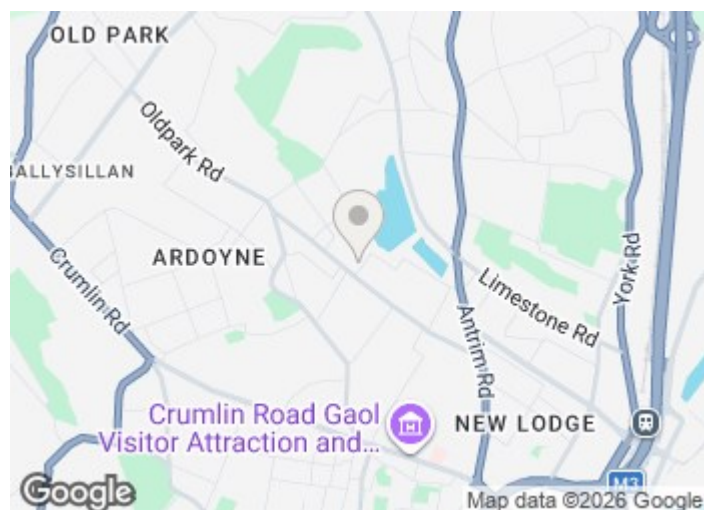
Bedroom

11'3" x 10'0" (3.43 x 3.06)

Wood laminate floor, panelled radiator.

Outside

Enclosed forecourt. Hard landscaped rear in patio and timber decking, outside storage, outside tap.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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