

37 Alliance Avenue , Belfast, BT14 7PH

Offers Around £214,950

Substantial Period Semi Detached Residence Holding A Prime Position Fronting On To A Tree Lined Avenue.

A superb opportunity to purchase a substantial red brick period semi detached residence holding a prime site within this most popular residential location. The spacious interior comprises 4 bedrooms, 2 reception rooms, fitted kitchen with informal dining and classic white bathroom suite with separate wc. The dwelling further offers uPvc/hardwood double glazed windows, gas central heating with recently installed radiators, principal bedroom into bay, extensive use of wood laminate floor coverings and has been maintained to a good standard over the years with the benefit of recent roofing improvements. This much loved family home offers fabulous potential for those seeking true family sized accommodation set within this beautiful tree lined avenue close to the city and the many amenities offered locally. Private Gardens with covered rear yard, hard landscaped rear offering secure off street car parking accessed from Deerpark Road adds the finishing touched to a home worthy of your immediate attention.

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	

37 Alliance Avenue

, Belfast, BT14 7PH



- Substantial Red Brick Period Semi Detached Villa
- Classic White Bathroom Suite
- Pvc & Hardwood Double Glazed Windows
- Tree Lined Avenue
- 4 Bedrooms 2 Reception Rooms
- Separate Wc
- Driveway Access from Deerpark Road To Secure Parking
- Fitted Kitchen With Dining
- Gas Heating Replacement Radiators
- Unlimited Potential

Enclosed Entrance Porch

Hardwood entrance door, ceramic tiled floor.

Entrance Hall

Vestibule door, picture rail, cornice ceiling, double panelled radiator.

Lounge into Bay

17'3" x 12'4" (5.27 x 3.77)

Attractive fireplace with electric inset, double panelled radiator.

Living Room

11'3" x 11'0" (3.43 x 3.36)

Ceramic tiled floor, attractive fireplace with tiled inset,

Kitchen

12'1" x 8'11" (3.70 x 2.74)

Double drainer stainless steel sink unit, range of high and low level units, formica worktops, free standing cooker,

plumbed for washing machine, under unit fridge space, partly tiled walls, double panelled radiator.

Dining Area

Panelled radiator, under stairs storage, hardwood door to covered yard

First Floor

Wood laminate flooring, built-in cupboard, concealed gas boiler, cornice ceiling, double panelled radiator.

Bathroom

Classic white suite comprising panelled bath, telephone handset shower, pedestal wash hand basin, low flush wc, partly tiled walls, partly panelled walls, double panelled radiator, access to roof space.

Separate Wc

White suite comprising low flush wc, wood laminate floor, double radiator.

Bedroom

8'3" x 8'0" (2.52 x 2.46)

Double panelled radiator.

Bedroom into Bay

16'3" x 15'7" (4.97 x 4.76)

Double panelled radiator.

Second Floor

Velux window, built-in cupboard.

Bedroom

10'10" x 9'10" (3.31 x 3.02)

Velux window, double panelled radiator.

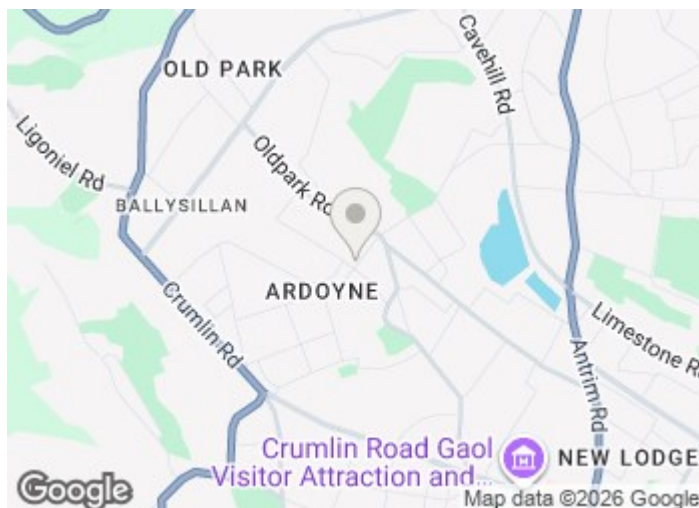
Bedroom

14'10" x 14'4" (4.54 x 4.37)

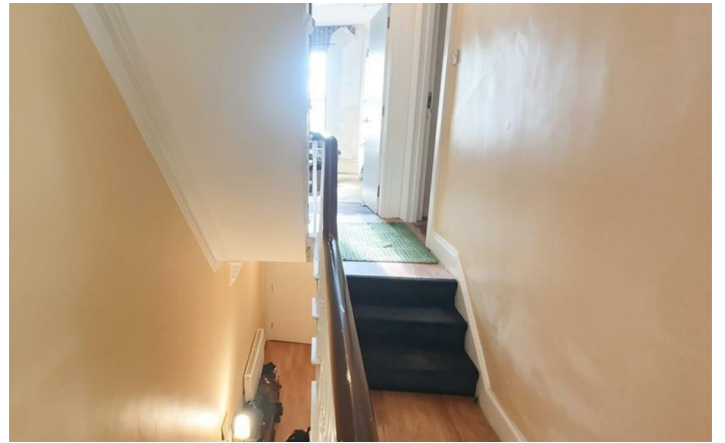
Double panelled radiator.

Outside

Driveway access to rear from Deerpark Road . Hard landscaped gardens front and private rear. Covered rear yard, storage, outside tap and light.

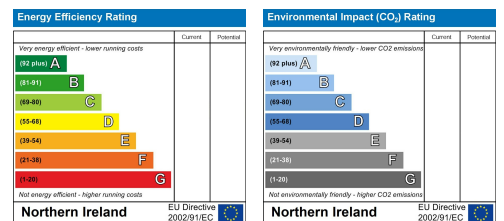


Directions



Floor Plan

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