



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	50 E	
21-38	F		
1-20	G		



OUTSIDE
 3.34M (10'11) X 2.83M (9'3)
 Paved garden to front.
 Enclosed yard to rear with storage shed containing gas boiler.



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The annual rate calculation shows full annual rates for the current rating year (April to March): pending- rates site was down
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Offers Over:
£169,950

Viewing: By appointment through agent



**35 Victoria Gardens,
 Cavehill,
 Belfast,
 BT15 5DD**

028 9068 2777

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- Handsome townhouse in well regarded area close to a host of local amenities.
- Four bedrooms - principal bedroom with built in wardrobes.
- Two reception rooms.
- Kitchen with space for appliances, open to casual dining.
- Family bathroom with white suite.
- Paved garden to front, enclosed yard to rear.
- uPVC double glazing/ gas heating.
- No onward chain.



4



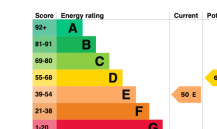
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1



YES



YES

About The Property:

We are delighted to offer for sale this handsome red brick town house property, located in this popular residential avenue just off the bustling Antrim Road, Belfast.

Internally the bright, well proportioned accommodation comprises of four good-sized bedrooms, two stand alone reception rooms, a kitchen with casual dining and family bathroom suite with fully tiled walls and floor.

Other benefits include uPVC double glazing and gas heating.

Externally, the dwelling offers a low maintenance exterior, with a paved garden to front, and an enclosed yard to the rear.

Early viewing is a must.



ENTRANCE PORCH

uPVC front door, tiled floor and glass panelled internal door opening into;

HALLWAY

Tiled floor, stairs to first floor landing.

LOUNGE

**3.79M (12'5) INTO BAY X
3.65M (12')**

Feature fireplace with tiled inset and polished hearth, herringbone effect tiled floor.

FAMILY ROOM

3.23M (10'7) X 2.99M (9'10)
Herringbone effect tiled floor.

KITCHEN

6.38M (20'11) X 2.73M (8'11)
Fitted kitchen with range of high and low level units, stainless steel oven, 4 ring gas hob, concealed extractor fan, plumbed for washing machine, integrated dishwasher, space for fridge/freezer, breakfast bar, partly tiled walls, herringbone effect tiled floor, uPVC door to rear.



FIRST FLOOR LANDING

Stairs to second floor.

BEDROOM 1

4.95M (16'3) X 3.13M (10'3)

Built in mirrored wardrobe.

BEDROOM 2

3.25M (10'8) X 2.99M (9'10)



BATHROOM

White three piece suite comprising vanity unit, low flush W/C, panelled bath with shower above, fully tiled walls and floor.

SECOND FLOOR LANDING

Storage cupboard, access to roof space.



BEDROOM 3

4.92M (16'2) X 3.18M (10'5)

BEDROOM 4

3.34M (10'11) X 2.83M (9'3)

Velux roof light.