



78 CHEVIOT AVENUE

BELFAST BT4 3AH

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*Offers Around*

**£179,950**



HOUSE - TERRACED | 3  | N&B | 1 

Add text here

- Attractive Mid-Terrace Property Located Off The Upper Newtownards Road in the Heart of East Belfast
- Conveniently Located Within Walking Distance of Belmont and Ballyhackamore Villages
- Ease of Access for the City Commuter via the Glider Route
- Within the Catchment Area to Many of Belfast's Leading Primary and Grammar Schools
- Open Plan Living and Dining Room with Bay Window and Dual Aspect Windows
- Modern Fitted Kitchen, With Ample Space for Casual Dining, Access to Rear Courtyard
- Three Well Proportioned Bedrooms
- Modern Fitted Bathroom with White Suite
- Gas Fired Central Heating
- UPVC Double Glazing Throughout



## ROOM DETAILS

<i>FRONT DOOR:</i>	<i>FAMILY</i>
<i>SPACIOUS</i>	<i>BATHROOM:</i>
<i>RECEPTION</i>	<i>BEDROOM (1):</i>
<i>HALL:</i>	(13'5" x 10'2")
<i>OPEN PLAN</i>	<i>BEDROOM (2):</i>
<i>LIVING / DINING</i>	(11'1" x 7'10")
<i>ROOM:</i>	<i>STAIRS TO</i>
(24'7" x 10'4")	<i>SECOND FLOOR</i>
<i>KITCHEN /</i>	<i>RETURN:</i>
<i>DINER:</i>	<i>BEDROOM (3):</i>
(23'8" x 7'10")	(13'5" x 11'6")
<i>STAIRS TO FIRST</i>	<i>OUTSIDE:</i>
<i>FLOOR</i>	
<i>LANDING:</i>	



## DIRECTIONS

Travelling along Holywood Road in the direction of Belfast City Centre, turn left on to Cheviot Avenue. Number 78 is located on the left hand side.



## THE LOCAL AREA



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		50	60
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

Scan QR code for more details and to arrange a viewing.

## OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

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