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**2 Madison Avenue | Belfast, BT15 5BX**  
**OFFERS AROUND £209,950**

**Scan for Property Details  
and to Arrange a Viewing**





Offers Around £209,950  
End-Townhouse  
4 Bedrooms  
2 Receptions

## Property Features

- Period End Town House
- Four Well Proportioned Bedrooms
- Lounge with Bay Window and Cast Iron Fireplace
- Dining Room with Sliding Patio Doors to Rear Yard
- Modern Fitted Kitchen
- Deluxe Bathroom With Three Piece Suite
- Gas Heating
- PVC Double Glazing
- Enclosed Front Garden and Enclosed Rear Yard With Excellent Degree of Privacy
- Feature Height Ceilings And Coving
- Original Features; Sympathetically Restored
- Convenient Location with Ease of Access to main arterial routes.



# Accommodation

## Ground Floor

Reception Hall

Front Lounge  
14'8" x 11'4"

Dining Room  
11'1" x 11'8"

Kitchen  
14' x 8'3"

## First Floor

Landing

Bathroom

Bedroom Two  
11'11" x 8'11"

Bedroom One  
14'8" x 14'7"

## Second Floor

Landing

Bedroom Four  
11'11" x 8'1"

Bedroom Three  
14'7" x 12'

## Outside

Tiered, Tiled  
Courtyard Area with  
Storehouse

For more information  
and photographs  
regarding the  
accommodation in this  
property, please visit:  
[johnminnis.co.uk](http://johnminnis.co.uk)



Madison Avenue is a popular residential address which is ideally situated off the Antrim Road and Cavehill Road in North Belfast. The property offers ease of access for the city commuter and is within close proximity to a varied range of local amenities and many of Belfast's leading primary and post primary schools.

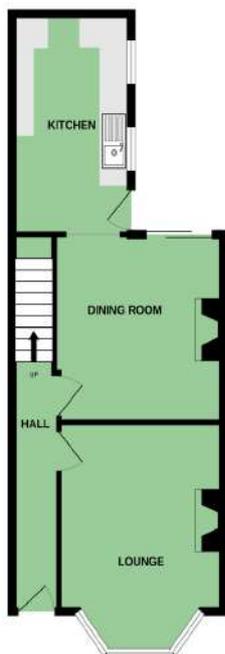
Internally the property comprises of entrance hall with period features, two separate reception rooms with cast iron fireplaces and a modern fitted kitchen. To the first and second floors the property further stretches to four well-proportioned bedrooms and a modern fitted family bathroom with white suite.

Outside there is an enclosed garden to front and a low maintenance tiered and tiled courtyard area to rear with concrete planters and storehouse. The property further benefits from gas heating and PVC double glazing. Early viewing is recommended to appreciate this beautifully presented home.

GROUND FLOOR

1ST FLOOR

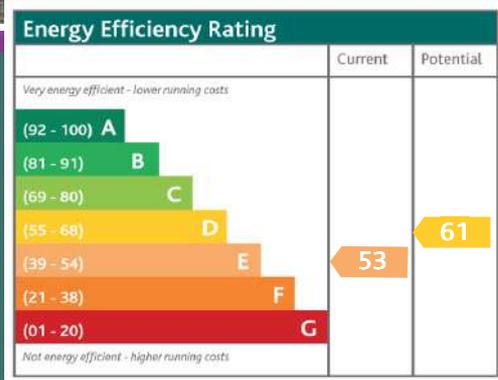
2ND FLOOR



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# Directions

Travelling along the Antrim Road, turn right onto Kansas Avenue, right onto Vancouver Drive and left onto Madison Avenue. Number 2 is the first property on the left hand side.



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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