

Aisleby, 12 Innisfayle Road, Belfast, BT15 4ER

For Sale
Offers In Region Of
£525,000

Aisleby is a stunning, well-proportioned, double fronted detached family home situated in this quiet and highly regarded residential area of North Belfast which experiences strong demand. The property enjoys bright, spacious and well planned family accommodation extending to approximately 3800 sq. ft and is enhanced by a host of attractive, original features together with an abundance of character and charm of a bygone era. Convenient to the main Antrim Road which provides easy access to Belfast City Centre, excellent Primary and Grammar schools, Cavehill Country Park and many amenities. We believe this is a home we can recommend with utmost confidence.



Energy Efficiency Rating F.

T: 028 9080 0000





		Current	Potential
Very energy efficient - lower running costs			
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54		54
F	21-38	38	
G	1-20		
Not energy efficient - higher running costs			

- Period double featured red brick detached family home
- 6 Double bedrooms
- 3 Generously proportioned reception rooms
- Modern fitted kitchen with casual dining area with adjoining pantry / utility area
- Bathroom with white suite and separate WC
- Study
- Phoenix gas central heating / Double glazing in uPVC frames
- Traditional features throughout including ornate cornicing and high ceilings
- Extensive site with generous garden overlooking Cavehill
- Garage / Car parking space to front and side



The property comprises of

GROUND FLOOR

RECEPTION PORCH Original doors, original tiling, cornicing and picture rail. Understair storage.

RECEPTION HALL Original door with stained glass windows, original tiled floor, cornicing, picture rail.

CLOAKROOM Original tiled flooring, wash hand basin, picture rail.

DRAWING ROOM 19' 8" x 13' 6" (5.99m x 4.11m)
Feature cast iron and tiled fireplace, polished oak surround, open fire, cornicing, picture rail, polished wood flooring.

FAMILY ROOM 19' 7" x 15' 2" (5.97m x 4.62m)
(Into bay) Feature cast iron fireplace with tiled inset, gas fire, polished oak surround, slate hearth, cornicing, centre piece.

DINING ROOM 17' 9" x 12' 5" (5.41m x 3.78m)
Cornicing, picture rail, herringbone style wood flooring, tiled fireplace, polished mahogany surround.

STUDY 9' 9" x 5' 5" (2.97m x 1.65m)

UTILITY AREA / PANTRY 14' 10" x 12' 4" (4.52m x 3.76m)
Original tiled flooring, built-in units, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, gas boiler.

KITCHEN / CASUAL DINING AREA 20' 3" x 20' 10" (6.17m x 6.35m)
Built-in units, granite worksurfaces, gas hob unit, stainless steel extractor fan, built-in oven, inlaid sink unit with vegetable sink and mixer tap, dishwasher, ceramic tiled flooring, antique style radiator. Casual dining area, French doors to rear.

FIRST FLOOR Original staircase and neville posts.

LANDING

BATHROOM White suite comprising of panelled bath with mixer tap and telephone hand shower, fully tiled walls and floor.

SEPARATE WC WC, ceramic tiled flooring. Hotpress with insulated copper cylinder.

Double door to veranda with views of Belfast Lough.

BEDROOM (1) 19' 7" x 14' 9" (5.97m x 4.5m)
(Into bay) Antique fireplace, cornicing, picture rail.

BEDROOM (2) 19' 7" x 13' 7" (5.97m x 4.14m)
(Into bay) Cornicing, picture rail, views.

BEDROOM (3) 18' 6" x 12' 4" (5.64m x 3.76m)
Antique fireplace.

BEDROOM (4) 14' 10" x 12' 5" (4.52m x 3.78m)
Original fireplace, cornicing, picture rail.

SECOND FLOOR

Storage.

BEDROOM (5) 18' 0" x 14' 10" (5.49m x 4.52m)
Polished wood flooring, storage.

BEDROOM (6) 18' 0" x 13' 6" (5.49m x 4.11m)
Cast iron fireplace, eaves storage, Velux window.

OUTSIDE

Double entrance gates and generous car parking space, plants, trees and shrubs.

Rear in spacious, extensive lawn with plants, trees and shrubs. Courtyard, light and tap.

TIMBER GARAGE











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Please
call in or
contact us
for any
advice

McMillan Estate Agents

11 Portland Avenue

Glengormley

Newtownabbey

County Antrim

BT36 5EY

T: 028 9080 0000

F:

E: info@jimmcmillan.co.uk



@mcmillanestates



facebook.com/mcmillanestates

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