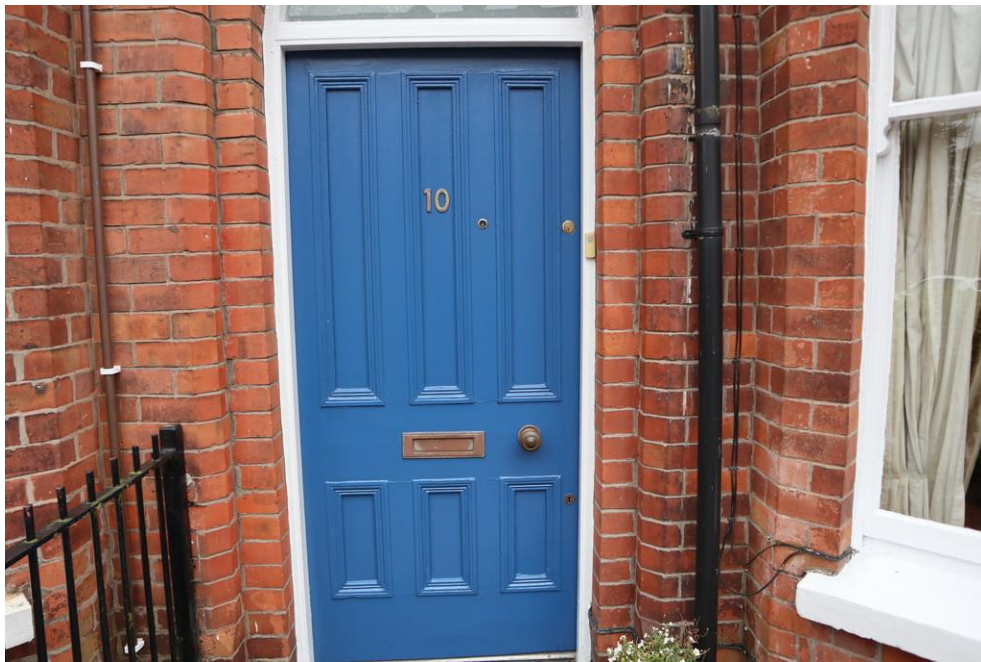


FOR SALE

CAMPBELL&CO
SALES | LETTINGS | MANAGEMENT



10 Madison Avenue

Cavehill Road, Belfast, County Antrim, BT15 5BX

**Offers In Region Of
£152,000**

Property Features

- Excellent 4 Bed Mid Terrace
- Spacious Accommodation
- Brand New Fitted Kitchen
- Newly Decorated Throughout
- Popular Location
- Convenient Access to Belfast City Centre
- Ideal Family Home
- Early Viewing Highly Recommended

Full Description

Campbell & Co are delighted to present 10 Madison Avenue to the market for sale. This spacious 4 bedroom / 2 reception room property is well presented throughout and benefits from a brand-new fitted kitchen and has been newly decorated throughout.

Located just off Cavehill Road, the property offers convenient access to local amenities and Belfast City Centre.

Internally the property comprises:

Entrance hall, lounge with feature fireplace, dining room with feature fireplace, newly installed grey high gloss kitchen with new flooring, bathroom with white suite & electric shower over bath and 4 well-proportioned bedrooms.

Externally the property has a front garden laid in bark chippings and the rear courtyard is an ideal area to relax on a summer's day or barbeque. There is also an outside store.

The property offers spacious accommodation and is well-presented throughout and will appeal to those who want little more to do but move in.

ENTRANCE HALL

Neutral decor

Wooden flooring

LOUNGE

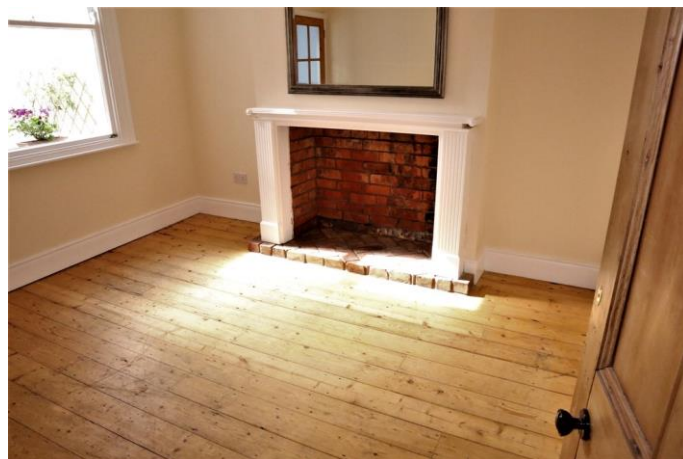
14' 7" x 10' 3" (4.463m x 3.130m) (Measurements taken at widest points.)

Feature bay window

Feature fireplace with open fire

Sanded wooden floor boards

Neutral decor





DINING ROOM

12' 1" x 10' 11" (3.687m x 3.341m) Feature fireplace
Neutral decor
Sanded wooden floor boards



KITCHEN

13' 7" x 6' 2" (4.145m x 1.894m) (Measurements taken at widest points)

Newly installed grey high gloss kitchen with new built in oven & hob, extractor fan and stainless steel sink & drainer
Newly decorated
New parquet effect vinyl flooring

BATHROOM

Bathroom with white bath suite and electric shower over bath
Part tiled walls and new tile effect vinyl flooring

BEDROOM (1)

14' 5" x 14' 8" (4.410m x 4.486m) Feature bay window
Neutral decor

BEDROOM (2)

12' 0" x 8' 6" (3.665m x 2.611m) (Measurements taken at widest points)
Neutral decor
Wooden flooring

BEDROOM (3)

14' 6" x 11' 11" (4.423m x 3.653m) (Measurements taken at widest points)
Neutral decor
Wooden flooring

BEDROOM (4)

12' 1" x 8' 7" (3.687m x 2.622m) (Measurements taken at widest points)
Neutral decor
Wooden flooring



OUTSIDE

Front garden laid in bark chippings and tiled pathway

Rear enclosed courtyard with sitting area and outside store

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E		
21-38	F	32 F	
1-20	G		

225 Woodstock Road
Belfast
County Antrim
BT6 8PQ

www.campbellcoproperty.com
belfast@campbellcoproperty.com
02890 732273

TENURE: Freehold
RATES: £697.20

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.
Services Not tested: The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order.