

## 25 Indiana Avenue , Belfast, BT15 5BZ

**Offers In The Region Of  
£129,950**

Impressive Red Brick Period Town Terrace in Exceptionally Popular Avenue With Extensive Rear Garden

A fabulous opportunity to acquire a substantial red brick period town house situated within this ever popular and sought after Avenue. The spacious interior comprises 5 bedrooms, 2 reception rooms, kitchen and bathroom in white suite. The dwelling further offers downstairs furnished cloakroom, gas central heating and is perfect for those seeking a project or the canny investor. The dwelling offers an extensive rear garden and retains the ambience of a bygone era with the perfect location with leading schools, public parks and excellent local shopping that the Cavehill and Antrim Roads offer.

Cash Offers Only - Immediate inspection highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	51	62
EU Directive 2002/91/EC		



# 25 Indiana Avenue

, Belfast, BT15 5BZ

5

1

2

E

- Substantial Period Town House
  - Bathroom in White Suite
  - Extensive Rear Garden
- 5 Bedrooms, 2 Reception Rooms
  - Gas Central Heating
  - Restoration Project
- Kitchen with Lobby Off
  - Elevated Position
  - Cash Offers Only

**Enclosed Entrance Porch**

Original entrance door, original tiled floor, cornice ceiling.

**Entrance Hall**

Original vestibule door, double panelled radiator, wood laminate floor.

**Lounge**

15'0" x 11'7" (4.58 x 3.52)  
Into bay, double panelled radiator, wood laminate floor, cornice ceiling, ceiling rose.

**Dining Room**

10'11" x 13'0" (3.32 x 3.96)  
Double panelled radiator.

**Kitchen**

13'7" x 8'5" (4.13 x 2.56)  
Single drainer stainless steel sink unit, range of units, formica worktops, cooker space, plumbed for washing machine,

double panelled radiator, under stairs storage.

**Rear Lobby**

Panelled radiator.  
Separate low flush wc.

**First Floor**

Landing

**Bedroom**

8'4" x 10'4" (2.54 x 3.15)  
Double panelled radiator.

**Bathroom**

White suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, low flush wc, pvc panelled walls.

**Bedroom**

11'6" x 9'11" (3.51 x 3.01)  
Double panelled radiator, wood laminate floor.

**Bedroom**

17'0" x 15'4" (5.17 x 4.67)  
Into bay, double panelled radiator.

**Second Floor**

Concealed gas boiler.

**Bedroom**

15'9" x 8'5" (4.81 x 2.56)  
Exposed timber floor, built-in robe, panelled radiator.

**Bedroom**

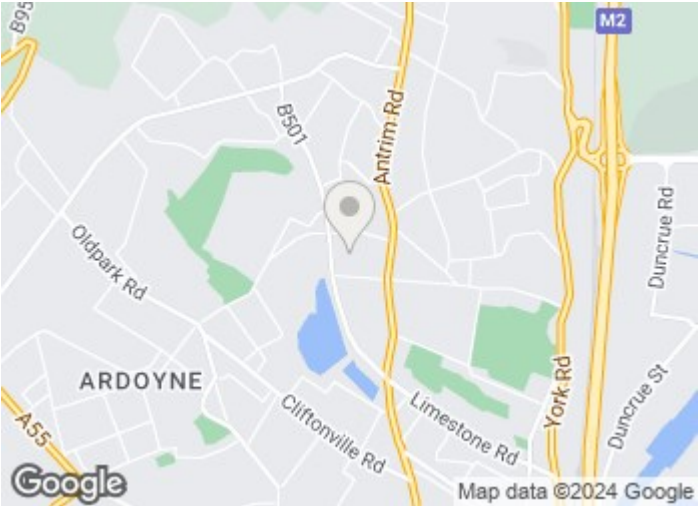
11'2" x 9'3" (3.40 x 2.82)  
Double panelled radiator.

**Bedroom**

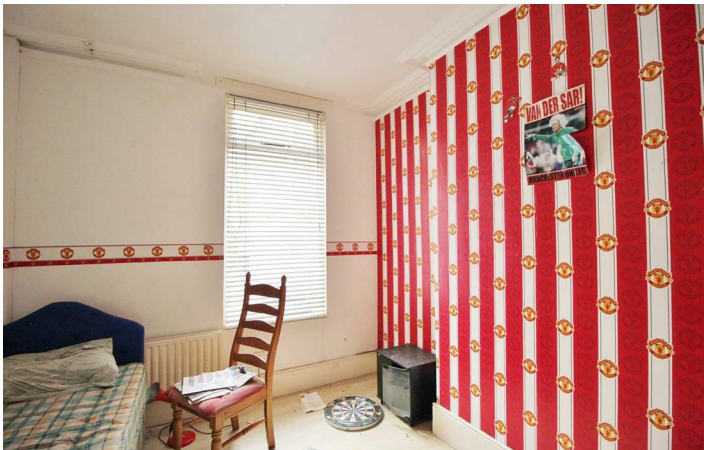
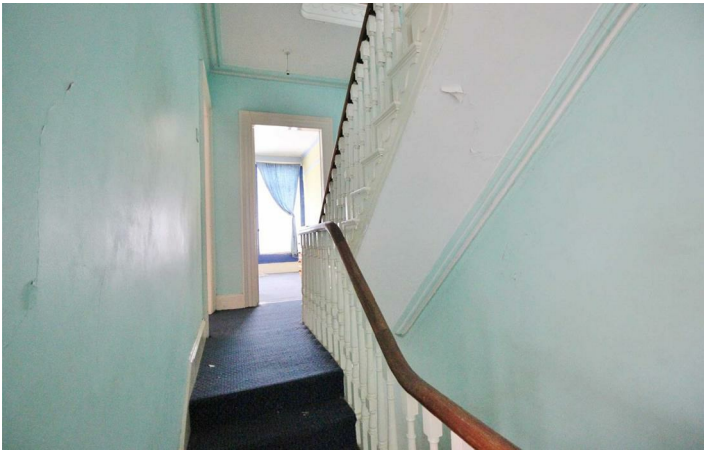
12'4" x 16'9" (3.75 x 5.10)  
Panelled radiator.

**Outside**

Extensive rear garden.

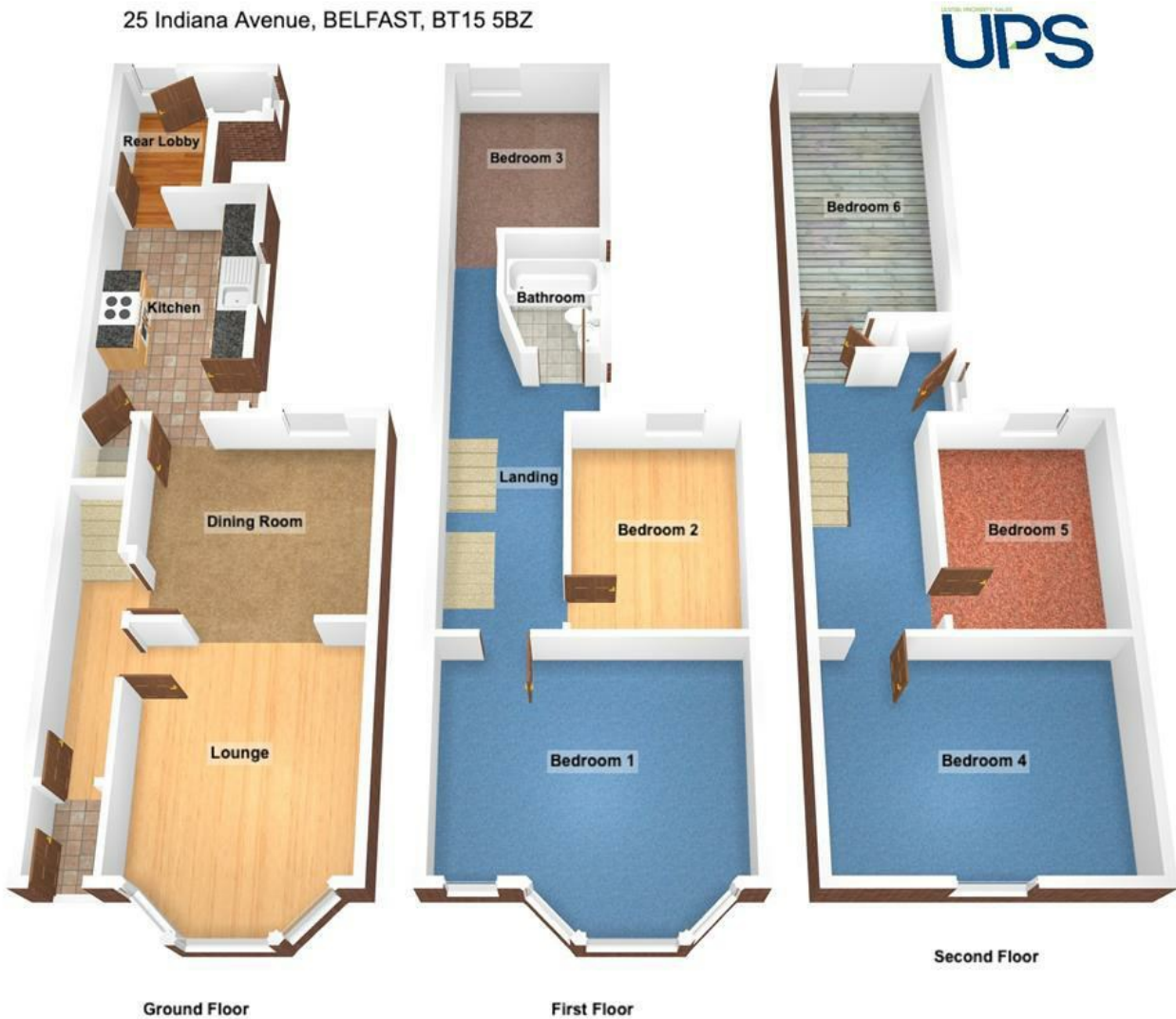


## Directions





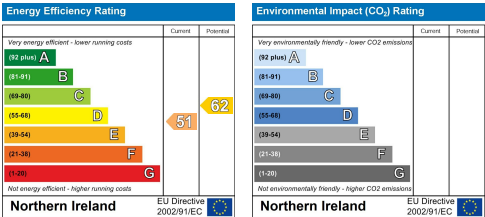
Floor Plan



Total Area: 154.3 m² ... 1661 ft²

All measurements are approximate and for display purposes only

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