



135 Henderson Avenue , Belfast, BT15 5FP

Offers Around £185,000

A Magnificent Refurbished Semi Detached Villa Holding A Prime Position In This Highly Regarded Location.

A fabulous opportunity to purchase an extensively refurbished and modernised semi detached villa holding a prime position within walking distance of many of North Belfast's premier amenities. The richly appointed interior comprises 3 bedrooms, through lounge, contemporary fitted kitchen with built-under oven and ceramic hob and recently fitted white bathroom suite with drench shower. The dwelling further offers gas central heating, uPvc double glazed windows and exterior doors, pvc fascia and eaves and has been beautifully presented throughout. Private rear gardens with superb patio area to rear adds the finishing touches to a home perfect for the first time buyer or those wishing to downsize but unwilling to compromise on location - Early viewing is highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	59	66
		EU Directive 2002/91/EC

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- Magnificent Refurbished Semi Detached Villa
- Upvc Double Glazed Windows
- Private Rear Gardens
- 3 Bedrooms, Through Lounge
- Recently Fitted White Bathroom Suite
- Gas Central Heating
- Modern Fitted Kitchen

Entrance Hall

Hardwood entrance door, vestibule door, wood laminate floor, panelled radiator.

Through Lounge

22'10" x 34'9" into bay (6.98 x 10.6 into bay)
wood laminate floor, fireplace with ornate tiled surround, double panelled radiator.

Kitchen

7'4" x 6'5" (2.25 x 1.98)
Stainless steel sink unit, high and low level units, formica worktops, built-in under oven and ceramic hob, stainless steel canopy extractor fan, fridge/ freezer space,

plumbed for washing machine, ceramic tiled floor, recessed lighting, feature radiator.

First Floor

Bathroom

Fully tiled modern white suite comprising panelled bath, shower screen, thermostatically controlled drench style shower, vanity unit, flush WC ceramic tiled floor, pvc ceiling, recessed lighting, chrome radiator.

Bedroom

11'10" x 8'11" (3.63 x 2.72)
Panelled radiator.

Bedroom

13'5" x 9'5" (4.09 x 2.89)
Wood laminate floor, panelled radiator.

Second Floor

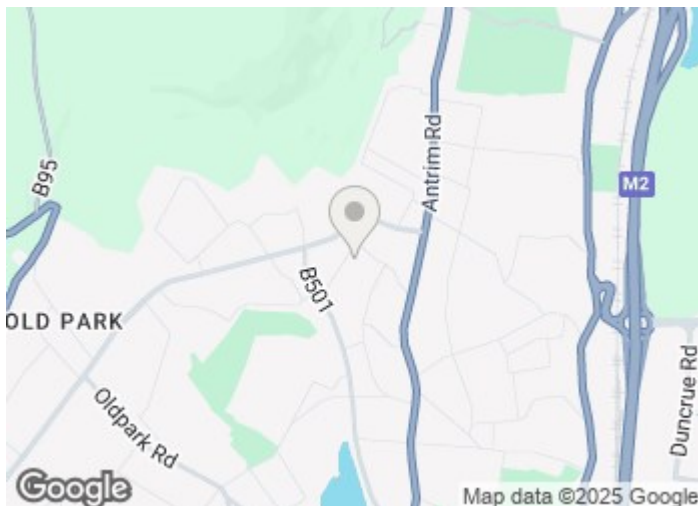
Built-in storage, velux style window.

Bedroom

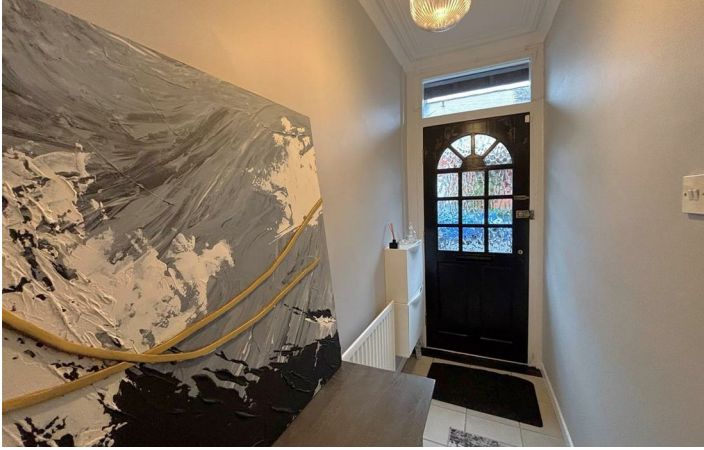
12'7" x 11'5" (3.84 x 3.48)
Wood laminate floor, panelled radiator,

Outside

Hard landscaped gardens to front and side in paved patio, vertical panel fencing. Rear in extensive raised patio, low maintenance stones, vertical panel fencing, outside water tap.



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

