



ULSTER PROPERTY SALES

# UPS

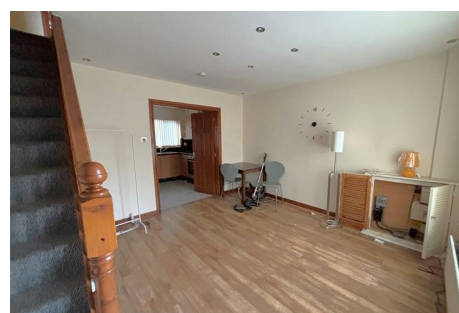
**CAVEHILL BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 155 Alliance Avenue , Belfast, BT14 7NT

**Offers Over £79,950**

End-Terrace Set Within This Most Popular Section Of The Ardoyne -

Holding an excellent position within this ever popular location this period end of terrace offers superb potential. The interior comprises 2 bedrooms, master bedroom with fixed staircase to roofspace storage, lounge with double doors to the modern fitted kitchen and dining area and classic white bathroom suite. The dwelling further offers gas fired central heating, Upvc double glazed windows and extensive use of wood laminate floor coverings throughout. Driveway with off street carparking, superb roof space storage and low maintenance hard landscaped combines to make this the perfect investment or starter home.

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		
Northern Ireland		EU Directive 2002/91/EC



# 155 Alliance Avenue

, Belfast, BT14 7NT



- Superb End-Terrace
- 2 Bedrooms
- Spacious Lounge
- Contemporary Fitted Kitchen
- Classic White Bathroom Suite
- Gas Fired Central Heating
- Upvc Double Glazed Windows
- Driveway Parking
- Sought After Ardoyne Location

## Extended Entrance Porch

Upvc entrance door, wood laminate floor.

## Open Entrance Hall

## Lounge

12'1" x 13'3" (3.69 x 4.06)

Double panelled radiator, wood laminate floor, recessed lighting, double doors to kitchen.

## Kitchen

13'3" x 9'1" (4.04 x 2.77)

Single stainless steel sink unit, range of 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, tumble dryer space, splash back, panelled radiator, recessed lighting.

Dining Area:

## First Floor

Landing

## Bathroom

Classic white bathroom suite comprising panelled bath, telephone hand set shower, pedestal wash hand basin, low flush wc, fully tiled walls, recessed lighting.

## Bedroom

9'11" x 6'9" (3.03 x 2.06)

Panelled radiator, wood laminate floor, recessed lighting

## Bedroom

10'5" x 12'3" (3.20 x 3.75)

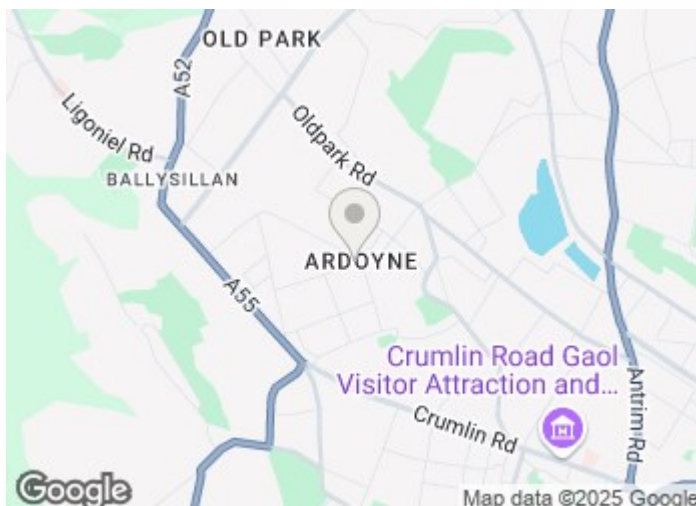
Panelled radiator, wood laminate floor, recessed lighting, storage cupboard, worchester gas boiler, fixed staircase to roofspace.

## Roofspace

Under eaves storage, dormer window, panelled radiator.

## Outside

Hard landscaped gardens in brick pavers, rear in concrete patio, raised decking, outside tap, driveway with carparking.



## 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.

