



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



6 Cliftonville Parade , Belfast, BT14 6LQ

Offers Around £109,950

Beautifully Presented, Extended And Modernised Town Terrace In A Most Sought After Location.

A beautifully presented, modernised and extended town house situated within this exceptionally popular location. The immaculately presented accommodation comprises 2 bedrooms, 2 reception rooms with lounge into bay, living room, extended fitted kitchen and fully tiled modern white bathroom suite. The dwelling further offers oil fired central heating, upvc double glazed windows and doors and has benefited significant improvements over the years including re-roofing and damp proof course. Ideally suited to young and old alike with a most convenient location within easy reach of Belfast City Centre this is a home which will not disappoint making immediate viewing a must.

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		
		EU Directive 2002/91/EC

6 Cliftonville Parade

, Belfast, BT14 6LQ



- Extended And Modernised Town Terrace
- Modern White Bathroom Suite
- Re-Roofing
- 2 Reception Rooms
- Upvc Double Glazed Windows & Doors
- Most Popular Location
- Extended Fitted Kitchen
- Oil Fired Central Heating

Open Entrance Porch

Entrance Hall

Upvc double glazed entrance door, understairs storage, wood laminate floor, panelled radiator.

Lounge

12'4" x 8'7" into bay (3.78 x 2.64 into bay)
Wood laminate floor, panelled radiator.

Living Room

15'1" x 10'1" (4.62 x 3.08)
Fireplace with mahogany surround, wood laminate floor, radiator x 2.

Kitchen

8'9" x 6'0" (2.67 x 1.83)
Bowl and a half stainless steel sink storage unit, extensive range of high and low level units, ceramic hob, steel under oven, integrated extractor, fridge/freezer space, plumbed for washing machine, partly pvc panelled walls, Lvf flooring, panelled radiator, pvc door to rear.

First Floor

Landing, access to roofspace.

Bathroom

Modern white suite comprising panelled bath, electric shower, pedestal wash hand basin, low

flush WC, partially pvc panelled walls, Lvf flooring, hotpress storage.

Bedroom

11'2" x 8'0" widest (3.41 x 2.44 widest)
Wood laminate floor, built-in storage, panelled radiator.

Bedroom

10'11" x 12'2" (3.34 x 3.73)
Wood laminate floor, built-in storage.

Outside

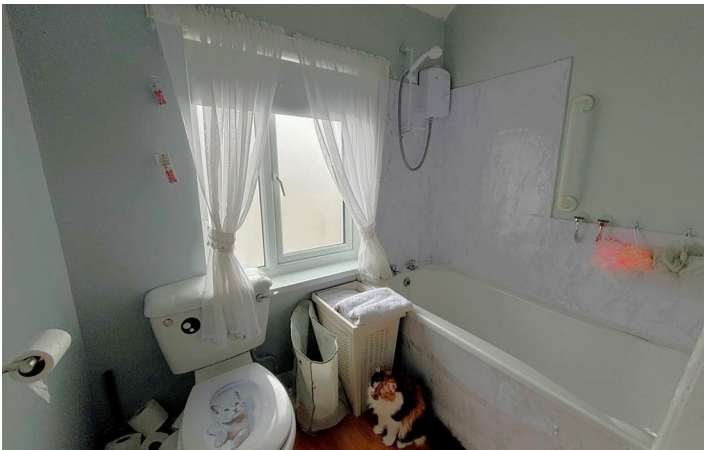
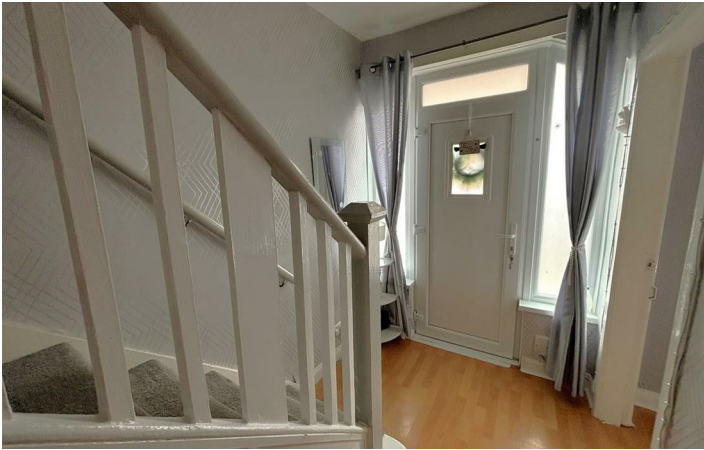
Enclosed rear yard, pvc oil tank, boiler house, outside tap.

Covered Storage

14'9" x 7'2" (4.50 x 2.20)



Directions



Floor Plan

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