

## 22 Chichester Avenue , Belfast, BT15 5EH

**Offers In The Region Of  
£349,950**

Sensational Handsome Period Semi Detached Villa Modernised To An Exceptional Standard Set Within This Most Desirable Residential Location

A handsome period red brick semi detached villa remodelled to an exceptional standard but yet retaining all that was good of its era creating a home overflowing with luxury features. Offering the perfect family accommodation the interior comprises 4 bedrooms, 3 reception rooms with twin bays to lounge and first floor drawing room, luxury integrated kitchen incorporating built-in double oven and gas hob, integrated dishwasher, integrated tall fridge/freezer, quartz worktops, and classic white family bathroom to first floor. The dwelling further offers utility room, downstairs furnished cloakroom, uPvc double glazed windows, gas central heating, antique marble and slate fireplaces, wood burning stoves, extensive use of ceramic, wooden and terrazzo flooring and has undergone a comprehensive modernisation programme in recent times. Mature landscaped gardens with private rear combines with the perfect location to create the ideal family home making immediate viewing a must.

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



# 22 Chichester Avenue

, Belfast, BT15 5EH



- Stunning Period Semi Detached Villa
- Utility Room Plus Furnished Cloakroom
- Classic White Family Bathroom
- Highly Regarded Location
- 4 Bedrooms 3 Reception Rooms
- Upvc Double Glazed Windows
- Antique Fireplaces Wood Burning Stoves
- Luxury Integrated Kitchen
- Gas Central Heating
- Many Luxury Features Throughout

### Enclosed Entrance Porch

Glazed entrance door, terrazzo flooring.

### Entrance Hall

Glazed vestibule door, feature radiator, terrazzo flooring, cornice ceiling

### Lounge into Bay

16'9" x 13'6" (5.13 x 4.14)

Slate fireplace, tiled inset, gas fire, panelled radiator, cornice ceiling, ceiling rose.

### Living Room

14'7" x 11'8" (4.47 x 3.58)

Feature fireplace, tiled inset, wood burning stove, double glazed beveled glass patio doors, two double panelled radiators, terrazzo flooring.

### Kitchen

13'4" x 10'3" (4.07 x 3.13)

Stainless steel sink unit, extensive range of high and low level units, quartz worktops and splashback, high level double ovens and gas hob, ceramic extractor fan, glass splashback, integrated dishwasher, integrated fridge/freezer, tall pull out larder, peninsula breakfast bar, strip lighting, feature radiator, recessed lighting, ceramic tiled floor.

### Utility Room/ Lobby

10'3" x 6'5" (3.13 x 1.98)

Range of high and low level units, formica worktop, plumbed washing machine, wall mounted gas boiler, broom cupboard, ceramic tiled floor.

### Furnished Cloakroom

White suite comprising wash hand basin, low flush wc, ceramic tiled floor.

### First Floor

Landing, margin window, cornice ceiling, feature radiator.

### Bedroom

10'4" x 8'2" (3.16 x 2.50)

Panelled radiator.

### Bathroom

White suite comprising panelled bath, electric shower, pedestal wash hand basin, low flush wc, partly tiled walls, panelled radiator, exposed timber floor, recessed lighting.

### Bedroom

11'7" x 11'5" (3.55 x 3.49)

Slate fireplace, tiled inset, panelled radiator, cornice ceiling.

### Drawing Room into Bay

18'4" x 15'11" (5.60 x 4.86)

Feature marble fireplace, wood burning stove, exposed timber floor, built-in shelving, cornice ceiling, panelled radiator.

### Second Floor

Landing

### Bedroom

11'6" x 10'4" (3.51 x 3.16)

Cast iron fireplace, exposed timber floor, double panelled radiator.

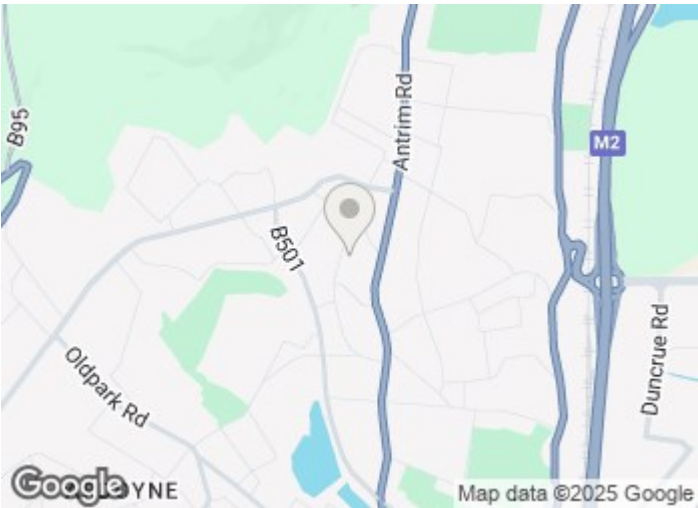
### Bedroom

18'7" x 10'11" (5.68 x 3.35)

Cast iron fireplace, exposed timber floor, double panelled radiator.

### Outside

Hard landscaped gardens front and rear in mature shrubs, flowerbeds and trees, feature decked area, outside light and tap. Side path.



## Directions







Floor Plan

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