

## 6 Jubilee Avenue , Belfast, BT15 3BX

**Offers Around £149,950**

Substantial 5 Bedroom Red Brick Period Town Terrace Holding A Prime Position Moments From Alexandra Park.

A superb opportunity to purchase a substantial red brick period town terrace holding a prime position within this ever popular and sought after location. The spacious interior comprises 5 bedrooms, 2 reception rooms with lounge into bay, fitted kitchen and classic white bathroom suite. The dwelling further offers uPvc double glazed windows to the front elevation, gas central heating and retains period details with high ceilings and superb bay windows. The most convenient location moments from Alexandra Park and just a short commute to the City Centre combines with the obvious potential - Early Viewing is 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		
Northern Ireland		EU Directive 2002/91/EC



# 6 Jubilee Avenue

, Belfast, BT15 3BX



- Substantial Red Brick Period Town Terrace
- Fitted Kitchen
- Gas Central Heating
- Most Convenient Location
- 5 Bedrooms
- Modern White Bathroom Suite
- Highly Regarded Location
- 2 Reception Rooms
- Partial Upvc Double Glazed Windows
- Impressive Sized Accommodation

### Enclosed Entrance Porch

Mahogany entrance door, cornice ceiling, ceramic tiled floor.

### Entrance Hall

Glazed vestibule door, ceramic tiled floor, double panelled radiator.

### Living Room

15'3" x 11'8" into bay (4.65 x 3.57 into bay)  
Attractive tiled fireplace, panelled radiator, cornice ceiling, wood laminate floor.

### Lounge

11'3" x 10'2" (3.44 x 3.12)  
Double panelled radiator.

### Kitchen

11'4" x 7'10" (3.46 x 2.41)  
Composite single drainer sink unit, extensive range of high and low level units, formica worktops, cooker space,

fridge/freezer space, plumbed for washing machine, understairs storage, partially tiled walls, ceramic tiled floor, double panelled radiator, hardwood door/radiator to rear.

### First Floor

Built-in storage, concealed gas boiler.

### Bathroom

Modern white suite comprising panelled bath, telephone handset shower, vanity unit, low flush wc, partially tiled walls, Lvf flooring, double panelled radiator.

### Bedroom

10'2" x 10'3" (3.10 x 3.13)  
Built-in robes, double panelled radiator.

### Bedroom

17'8" x 16'0" into bay (5.39 x 4.90 into bay)  
Double panelled radiator.

### Second Floor

### Bedroom

11'3" x 9'8" (3.44 x 2.96)  
Access to roofspace, double panelled

### Bedroom

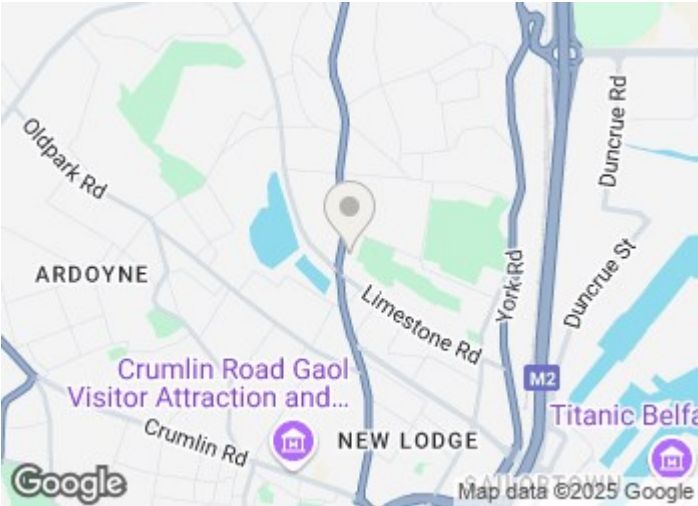
10'0" x 10'6" (3.05 x 3.21)  
Velux style window, double panelled radiator.

### Bedroom

18'9" x 12'2" (5.72 x 3.71)

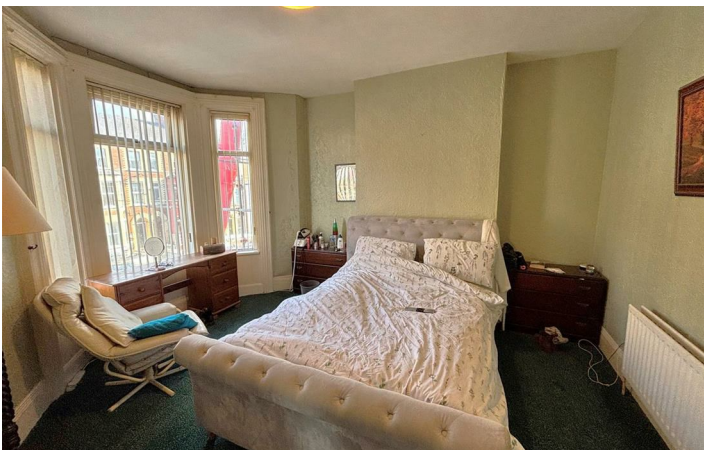
### Outside

Hard landscaped front, enclosed rear yard, outside tap and light.



### 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.

