



## 175 Cliftonville Road , Belfast, BT14 6JT

**Offers In The Region Of  
£190,000**

Handsome Period Red Brick Semi Detached Villa Offering Fabulous Family Sized Accommodation And Superb Potential.

A handsome red brick period town house holding a prime position within this highly regarded and sought after location. The spacious interior comprises 5 bedrooms, 3 reception rooms with lounge and master bedroom into bay, kitchen and bathroom in white suite with separate Wc . While requiring improvement works the dwelling retains much period detail with attractive fireplaces, high ceilings with cornice detail and has benefited from a replacement roof and chimney stack circa 2005 . Conveniently positioned to leading schools, with the city as short distance away, public transport on its doorstep, shared driveway and a superb rear garden makes this a home an opportunity not to be missed for those seeking to create the perfect family home.

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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 175 Cliftonville Road

, Belfast, BT14 6JT



- Fabulous Period Semi Detached Villa
- Shared Driveway
- Single Glazed Windows
- Immediate Inspection Recommended
- 5 bedrooms 3 Reception Rooms
- Re-roofed Circa 2004
- Has Undergone Some Minor Improvements
- Private Rear Garden
- Requires Modernisation
- Highly Regarded Location

## Enclosed Entrance Porch

Solid wood entrance door.

## Entrance hall

Original glazed vestibule door, wood laminate floor.

## Lounge into Bay

16'5" x 11'11" (5.01 x 3.65)

Adam style fireplace, picture rail. cornice ceiling.

## Living Room into Bay

14'3" x 7'3" (4.35 x 2.21)

Feature cast iron fireplace, tiled inset, wood laminate floor, picture rail. cornice ceiling, panelled radiator.

## Morning Room

13'2" x 9'6" (4.03 x 2.90)

Tiled fireplace, parkray room heater.

## Kitchen

10'6" x 9'9" (3.22 x 2.98)

Single drainer stainless steel sink unit, cooker space, tiled floor, panelled radiator.

## First Floor

Landing

## Bedroom

10'7" x 9'9" (3.24 x 2.99)

Panelled radiator.

## Bathroom

White suite comprising panelled bath, pedestal wash hand basin, panelled radiator, partly tiled walls.

## Separate WC

Wc in white suite.

## Bedroom

10'7" x 10'4" (3.24 x 3.16)

Panelled radiator.

## Bedroom into Bay

16'10" x 15'8" (5.15 x 4.79)

Panelled radiator.

## Mezzanine Level

Velux rooflight, storage room.

## Second Floor

Landing, panelled radiator.

## Bedroom

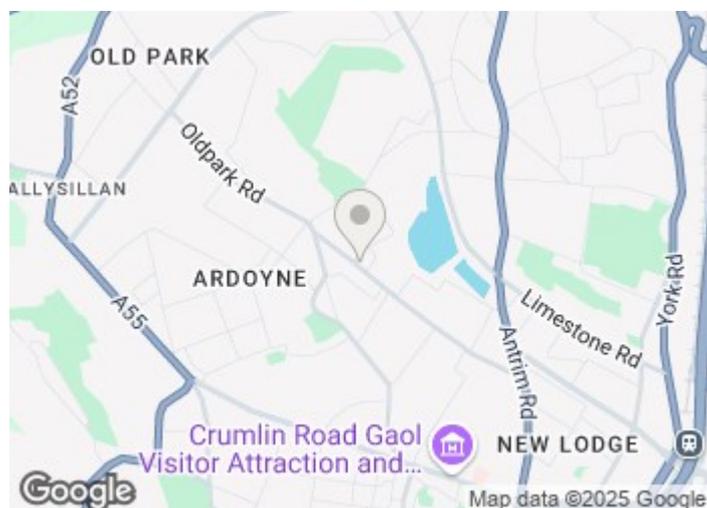
14'2" x 10'4" (4.33 x 3.16)

## Bedroom

8'5" x 7'10" (2.57 x 2.39)

## Outside

Gardens front in hard landscaping and rear in lawn, shrubs and flowerbeds. Shared driveway.



## Directions



# Floor Plan

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