

61 Kansas Avenue , Belfast, BT15 5AX

Offers Over £175,000

Substantial Period Town House Modernised And Presented To A High Standard Moments From Queen Victoria Park.

Holding a prime position within this highly regarded and much admired location close to the many amenities offered by the Cavehill and Antrim Roads and only moments from Queen Victoria Park this most attractive red brick period terrace will have immediate appeal. The spacious interior comprises 4 bedrooms, through lounge into bay, modern fitted kitchen to include built-in oven and hob, integrated fridge freezer and fully tiled bathroom suite. The dwelling further offers uPvc double glazed windows, gas fired central heating and extensive use of wood laminate floors and recent new carpets and has been well maintained and improved in past years to include gas heating, roofing improvements and pvc double glazing. Externally the attractive forecourt and outside storage combines with the ideal location with the many excellent local amenities with leading schools, parks and public transport all close by with the Cathedral Quarter, New University campus and City Centre beyond approx 10 minutes away makes Early Viewing internal highly recommended for this impressive home.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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

61 Kansas Avenue

, Belfast, BT15 5AX



- Impressive Red brick Town House
- Fully Tiled Bathroom
- Moments From Queen Victoria Park
- Short Commute To City
- 4 Bedrooms, Through Lounge
- Upvc Double Glazed Windows
- Many Fine Features
- Fitted Kitchen
- Gas Central Heating
- Highly Regarded Location

Enclosed Entrance Porch

Upvc double glazed entrance door, ceramic tiled floor.

Enclosed Entrance Hall

Wood laminate floor, double panelled radiator.

Through Lounge into Bay

26'10" x 10'9" (8.19 x 3.28)

Attractive fireplace, wood laminate floor, double panelled radiator x 2.

Kitchen

10'5" x 8'8" (3.18 x 2.65)

Bowl and a half stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven and ceramic hob, integrated extractor fan, plumbed for washing machine, integrated fridge/freezer, partly tiled walls, Lvf flooring, under stairs storage, upvc double glazed rear door.

First Floor

Landing, built in storage.

Bathroom

Contemporary white suite with comprising panelled corner bath, shower screen, drench style shower, telephone handset shower, pedestal wash hand basin, low flush wc, pvc ceiling, recessed lighting, ceramic tiled floor, built in storage.

Bedroom

11'8" x 14'0" (3.56 x 4.28)

Panelled radiator.

Bedroom

15'7" x 14'2" into bay (4.75 x 4.32 into bay)

Original fireplace with tiled hearth, cornice ceiling, panelled radiator.

Second Floor

Landing.

Bedroom

11'9" x 8'5" (3.60 x 2.58)

Lvf flooring, panelled radiator.

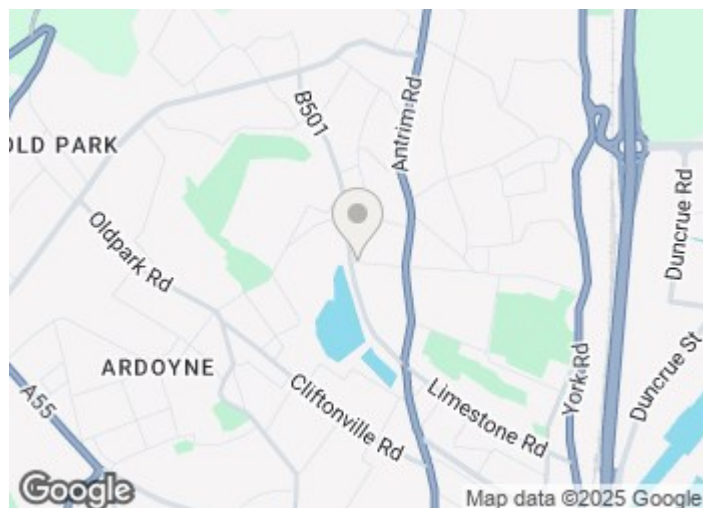
Bedroom

16'3" x 12'2" (4.96 x 3.73)

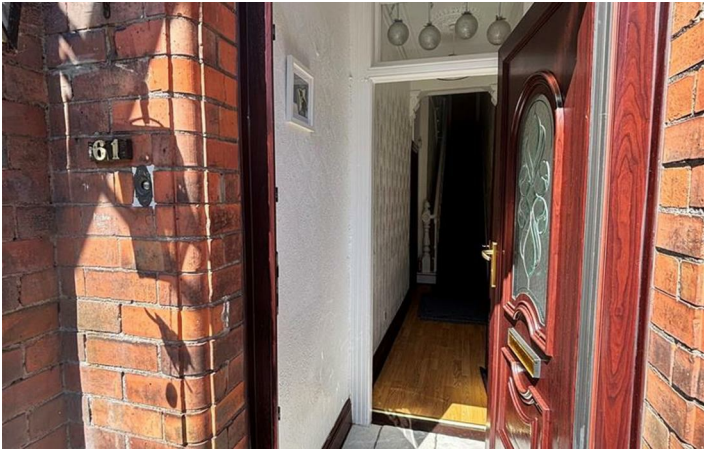
Panelled radiator.

Outside

Hard landscaped forecourt in concrete pavers, mature hedging. Enclosed rear yard, outside storage, outside light tap.



Directions



Floor Plan

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