



24 Chichester Avenue , Belfast, BT15 5EH

Offers Around £349,950

Stunning Period Semi Detached Villa Superbly Presented Holding A Prime Position In This Most Desirable Residential Location.

A stunning period red brick semi detached villa superbly presented and refurbished creating a stunning family home whilst retaining many sought after period features. The imposing accommodation comprises 4 bedrooms, 2 + reception rooms with twin bays to lounge and first floor master bedroom, luxury integrated fitted kitchen incorporating built-in high level oven, ceramic hob, integrated dish washer, integrated fridge freezer, informal dining space, pvc double glazed doors to the rear and recently installed luxury 5 piece family bathroom to first floor. The dwelling further offers uPvc double glazed windows, oil fired central heating, wood paneling, multi-fuel stove, extensive use of quality ceramic and wooden flooring and has undergone a significant programme of improvements works in past years to include roofing improvements, improved insulation and damp proof course. Private hard landscaped gardens and enclosed rear yard combines with the ideal location with leading schools, excellent shopping, Cavehill Country Park and Tennis Club all within walking distance makes this the perfect family home - Early Viewing is highly recommended.

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

24 Chichester Avenue

, Belfast, BT15 5EH



- Stunning Period Semi Detached Villa
- Informal Dining Area
- Luxury 5 Piece Family Bathroom
- Private Hard Landscaped Gardens
- 4 Bedrooms/ 2+ Reception Rooms
- Upvc Double Glazed Windows
- Multi Fuel Stove
- Luxury Fitted Kitchen
- Oil Fired Heating
- Many Period Features Throughout

Enclosed Entrance Porch

Pvc double glazed entrance door, ceramic tiled floor, 1/4 panelled walls.

Entrance Hall

Glazed vestibule door, feature radiator, ceramic tiled floor, 1/4 panelled walls, cornice ceiling.

Lounge

15'6" x 13'2" into bay (4.73 x 4.03 into bay)
Attractive fireplace, multi-fuel stove, granite hearth, wood laminate floor, double radiator, cornice ceiling, double doors.

Living Room

13'8" x 11'11" (4.19 x 3.65)
Wood laminate floor, cornice ceiling, double panelled radiator.

Kitchen

19'9" x 10'1" (6.04 x 3.09)
Composite single drainer sink unit, extensive range of high and low level units, formica worktops and splashback, partially tiled walls, high level oven and grill, ceramic hob, stainless steel canopy extractor fan, integrated radiator.

dishwasher, integrated fridge/freezer, plumbed for washer/dryer, tall pull out larder, pvc ceiling, recessed lighting, ceramic tiled floor.

Dining Area

Ceramic tiled floor, pine tongue and groove ceiling, recessed lighting, panelled radiator, Canadian cedar breakfast bar, pvc double doors with beveled glass.

First Floor

Landing, 1/4 panelled walls.

Bathroom

Luxury 5 piece white suite comprising claw foot bath, fully tiled walk-in shower cubicle, drench style electric shower, telephone handset shower, twin vanity units, twin smart mirror, low flush wc, bidet, 1/4 panelled walls, chrome radiator, ceramic tiled floor, pvc ceiling, recessed lighting, hotpress storage.

Bedroom

Wood laminate floor, cornice ceiling, panelled

Bedroom

19'6" x 18'1" into bay (5.96 x 5.52 into bay)
Cornice ceiling, panelled radiator.

Second Floor

Landing.

Bedroom

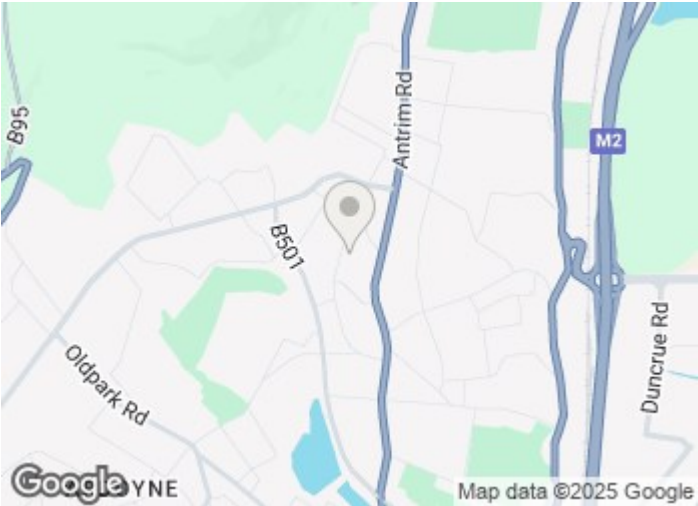
11'8" x 12'0" (3.56 x 3.68)
Wood laminate floor, panelled radiator.

Bedroom

17'8" x 13'4" (5.40 x 4.07)
Double panelled radiator.

Outside

Hard landscaped front garden in brick pavers and ornate railings. Private hard landscaped rear in concrete pavers, patio, mature shrubs, flowerbeds, vertical/horizontal panel fencing, enclosed rear yard, pvc oil tank, boiler house, outside light and tap. Side path.



Directions



Floor Plan

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