

14 Alliance Avenue , Belfast, BT14 7PH

Offers Around £395,000

Constructed By Craftsmen During The Turn Of The Century A Magnificent Home Set Within A Tree Lined Avenue

This is a home of immense presence occupying a spacious site surrounded by mature planted trees providing privacy with a stunning south facing rear garden. The property has been beautifully maintained retaining many original features and offers generously proportioned accommodation throughout. Beautifully decorated and presented by the present owner, the interior has formal and informal areas to enjoy, there are five reception rooms 3 into bay, family kitchen with utility and dining off, and downstairs Bathroom to ground floor. Upstairs the spacious landing leads to five generous bedrooms 3 into bay and excellent range of built-in furniture and modern white family bathroom with separate wc. The dwelling further benefits from gas fired central heating, double patio doors with access to a private walled court yard and magnificent gardens beyond plus a detached matching garage and ample carparking. It is a short walk to leading schools and excellent local shopping with transport links to the City on its doorstep which makes this unique home one of a kind.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192 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	

14 Alliance Avenue

, Belfast, BT14 7PH



- Charming Double Fronted Period Detached Residence
- Twin Modern White Bathrooms
- Magnificent Tree Lined Site
- Unlimited Potential
- 5 Bedrooms
- 5 Reception Rooms
- Gas Central Heating
- Detached Matching Garage
- Charming Family Kitchen With Utility
- Fabulous Period Detail
- Highest Presentation

Enclosed Entrance Porch

Double storm doors with leaded light inset

Entrance Hall

Upvc double glazed vestibule doors, panelled radiator, under stairs storage.

Downstairs Bathroom

White suite comprising panelled bath vanity unit, fully tiled walls, ceramic tiled floor.

Living Room into Bay

18'2" x 13'1" (5.56 x 3.99)

Antique fire place wood laminate floor, double panelled radiator, picture rail.

Morning Room

12'9" x 10'5" (3.90 x 3.18)

Upvc double glazed patio doors to court yard, wood laminate floor, panelled radiator, picture rail.

Kitchen

15'10" x 8'0" (4.83 x 2.45)

Bowl and a half single drainer ceramic sink unit, extensive range of high and low level units, cooker space, canopy extractor fan, plumbed for dish washer, fridge/freezer space, partly tiled walls, wood laminate floor.

Breakfast Room

9'0" x 8'9" (2.75 x 2.69)

Upvc double glazed patio doors to garden, wood laminate floor.

Utility Room

8'8" x 8'0" (2.65 x 2.45)

Plumbed for a washing machine, fridge freezer space, wall mounted gas boiler, fully tiled walls ceramic tiled floor, access to store.

Lounge into Bay

17'1" x 13'2" (5.22 x 4.02)

Hard wood fireplace, wood laminate floor, picture rail, panelled radiator

Drawing Room into Bay

17'2" x 11'7" (5.25 x 3.54)

Feature marble fireplace tiled inset, picture rail, panelled radiator.

First Floor

Landing, feature leaded light window, dado rail, airing cupboard.

Bathroom

Modern white suite comprising shower cubicle, electric shower unit, pedestal wash hand basin, fully tiled walls, ceramic tiled floor, panelled radiator, recessed light

Separate Wc

Matching white suite comprising low flush wc, half tiled walls, ceramic tiled floor.

Bedroom

11'5" x 5'10" (3.49 x 1.80)

Full range of built-in mirrored slider robes, panelled radiator

Bedroom into Bay

16'3" x 11'2" (4.96 x 3.42)

Wood laminate floor, panelled radiator, picture rail.

Bedroom

12'11" x 11'2" (3.95 x 3.42)

Vanity unit, wood laminate floor, panelled radiator, picture rail.

Bedroom into Bay

17'2" x 13'8" (5.25 x 4.17)

Panelled radiator, picture rail.

Bedroom into Bay

17'3" x 13'0" (5.28 x 3.97)

Extensive range of built-in robes, wood laminate floor, panelled radiator, picture rail.

Outside

Extensive mature gardens front and extensive south facing rear in lawns, shrubs, flower beds and mature trees. Extensive patio and decked areas, outside light and tap.

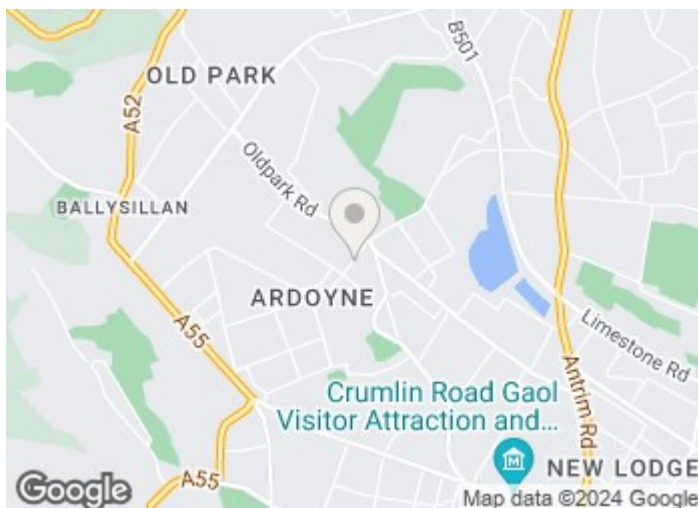
Walled court yard with covered area.

Detached Garage

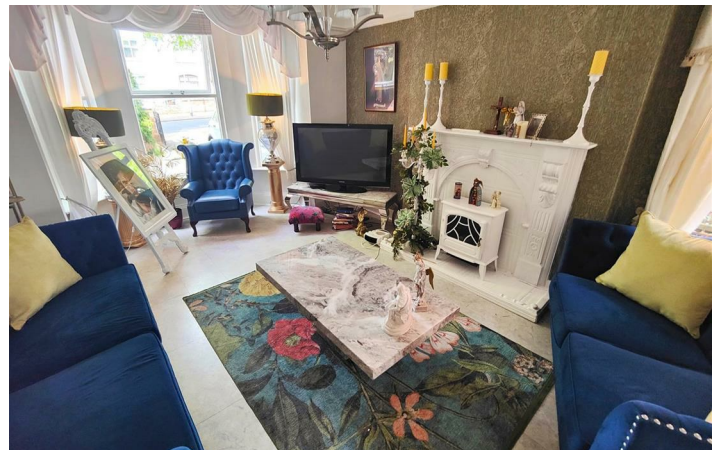
21'3" x 9'0" (6.48 x 2.76)

Up and over door plumbed for hot and cold water, wood laminate floor.

Drive way with ample carparking bays.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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