

## 138 Alliance Avenue , Belfast, BT14 7NW

**Offers Over £99,950**

Double Extended Townhouse Requiring Improvements In This Most Popular Ardoyne Location.

A superb opportunity to purchase a double extended townhouse set within this most popular section of the Ardoyne, just a short stroll to the many amenities of the Crumlin Road and a short commute to the City. The spacious interior comprises 3 bedrooms, lounge, fitted kitchen and extended fully tiled white bathroom suite with walk in shower. The dwelling further offers gas central heating, uPvc double glazed windows and now requires comprehensive cosmetic improvements to maximise the double extended accommodation. Brick paver off street carparking and enclosed rear yard combines with the most convenient location to make this spacious family home an ideal property for the DIY enthusiast, developer or canny investor alike. With opportunities of this nature few and far between - 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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 138 Alliance Avenue

, Belfast, BT14 7NW



- Double Extended Townhouse Requiring Improvements
- Fitted Kitchen
- Upvc Double Glazed Windows
- Most Popular Ardoyne Location
- 3 Bedrooms
- Fully Tiled White Bathroom Suite
- Off Street Parking
- Lounge
- Gas Central Heating
- Enclosed Rear Yard

## Entrance Hall

Hardwood entrance door, panelled radiator.

## Lounge

12'1" x 10'9" (3.69 x 3.30 )

Wood laminate floor, double panelled radiator.

## Kitchen

9'1" x 12'11" (2.78 x 3.96)

Bowl and a half stainless steel sink unit, extensive range of high and low level units, formica worktops, built in oven and hob, stainless steel canopy extractor, fridge/freezer space, partially tiled walls, Lvf flooring, panelled

radiator.

Open plan to Dining:

## Rear Lobby

Plumbed for washing machine, hardwood door to rear.

## Bathroom

Fully tiled white suite comprising walk-in shower cubicle, telephone handset shower, electric shower, pedestal wash hand basin, low flush wc, wood laminate floor, double panelled radiator.

## First Floor

Landing, access to roofspace, panelled radiator.

## Bedroom

11'4" x 8'0" (3.47 x 2.44)

Panelled radiator.

## Bedroom

13'2" x 12'0" (4.02 x 3.67)

Built in storage, concealed gas boiler, panelled radiator.

## Bedroom

13'2" x 12'0" (4.02 x 3.67)

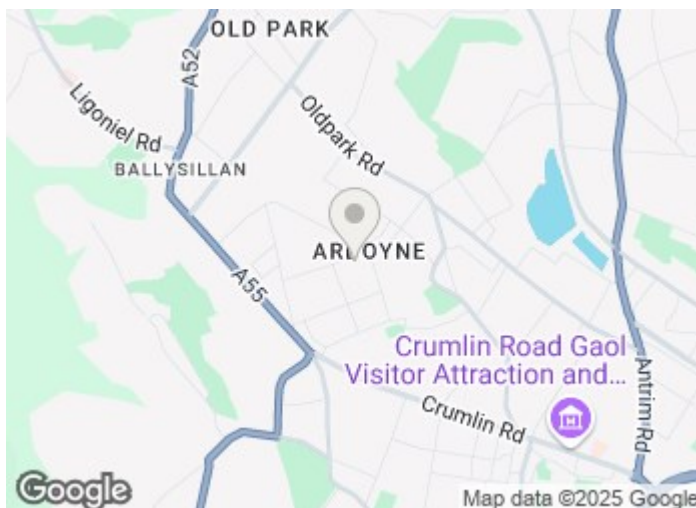
Double panelled radiator.

## Roofspace

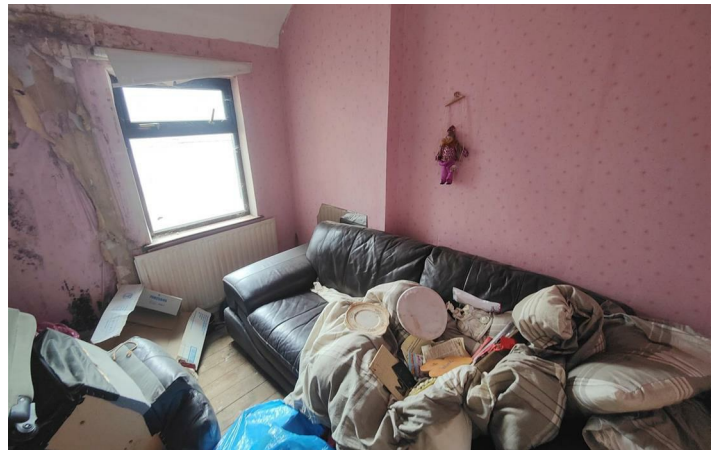
Velux window.

## Outside

Front garden with brick paver off street carparking. Enclosed rear yard, pvc oil tank, boiler house.



## 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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