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7 Madison Avenue, Belfast, BT15 5BX

- Period Mid Town House
- Lounge Through Dining Room
- Deluxe Bathroom With Three Piece Suite
- Enclosed Front Garden; Enclosed Rear Yard
- Original Features; Sympathetically Restored
- Five Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing (bar one window)
- Feature Height Ceilings And Coving
- Convenient Location; Immaculately Presented

Offers Over £179,950

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Hardwood panelled front door with glass fan light over. Tiled floor. Feature height ceilings and coving throughout most of the home. Glass panelled door with glass fan light over leading to:

ENTRANCE HALL

Wood laminate floor covering. Stairwell to first floor.

LOUNGE THROUGH DINING ROOM 25'10" x 11'0" (wps)

Open fire in cast iron fireplace with tiled inset, slate hearth and contrasting surround. Dual aspect windows, with bay window to front elevation. Access to under stairs store. Wood laminate floor covering. Glass panelled door leading to:







KITCHEN 12'1" x 7'2"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with glass splash back and extractor hood over. Integrated oven. Space for fridge freezer. Plumbed for automatic washing machine. Splash back tiling to walls. Tiled floor. Glass panelled door to rear yard.

FIRST FLOOR

HALF LANDING

Feature window.

DELUXE BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat controlled mains shower unit and folding shower screen over bath. Part tiling to walls. Tiled floor.

LANDING

Stairwell to second floor.

BEDROOM 1 14'6" x 14'3" (wps)

Bay window to front elevation. Open fire in cast iron fireplace with tiled inset, tiled hearth and contrasting surround. Exposed timber tongue and groove flooring.

BEDROOM 2 11'0" x 8'7"

Open fire in cast iron fireplace.

SECOND FLOOR

HALF LANDING

Stairwell to second floor.

BEDROOM 5 / WALK IN WARDROBE 8'6" x 8'5" (wps)

SECOND FLOOR

LANDING

BEDROOM 3 14'6" x 11'5"

Open fire in cast iron fireplace.

BEDROOM 4 11'1" x 8'7"

Open fire in cast iron fireplace.

EXTERNAL

Enclosed, low maintenance front garden.
Enclosed rear yard with range of stores and access to rear.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this



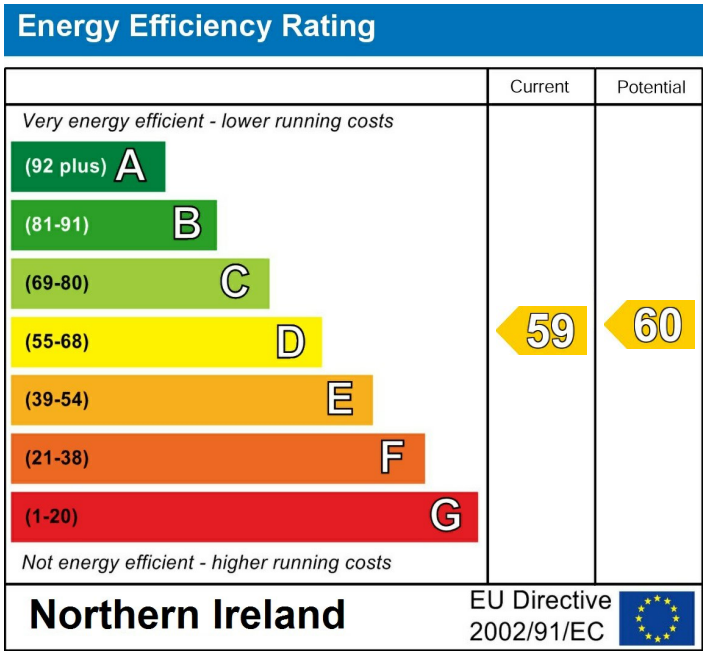


property. Purchasers should make/commission their own inspections if they feel it is necessary.



Impressive, bay fronted, three storey, period property located within a well sought after residential area, off Cavehill Road, North Belfast. The property has been sympathetically restored to retain many of its original features to include fireplaces, coving, ceiling roses, feature height ceilings, many internal doors and stained glass sliding sash window to half landing. Accommodation comprises entrance porch, entrance hall, lounge through dining room, modern fitted kitchen, five well proportioned bedrooms and deluxe bathroom with white three piece suite. Externally the property enjoys enclosed, low maintenance, front garden, and enclosed rear yard with range of stores. Other attributes include gas fired central heating and PVC double glazing (bar the one original sash window). Early viewing is strongly recommended to avoid disappointment.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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