



**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**14 MADISON AVENUE | Belfast**  
**OFFERS AROUND £235,000**

**Scan for Property Details  
and to Arrange a Viewing**





**Offers Around £235,000**  
Townhouse  
4 Bedrooms  
2 Receptions

## Property Features

- Recently Refurbished Period Mid Town House
- Period Features Throughout
- Four Well Proportioned Bedrooms
- Lounge Through Dining Room
- Fully Fitted Kitchen
- Deluxe Bathroom With Three Piece Suite
- Gas Heating
- PVC Double Glazing
- New Roof and Windows
- Air Circulation System
- Enclosed Front Garden and Enclosed Rear Yard With Excellent Degree of Privacy
- Feature Height Ceilings And Coving
- Original Features; Sympathetically Restored
- Convenient Location; Immaculately Presented
- Ultrafast Broadband Available



# Accommodation

## Ground Floor

Reception Hall

Lounge  
14'7" x 10'1"

Dining Room  
12'4" x 11'0"

Kitchen  
15'10" x 6'6"

## First Floor

Landing

Bedroom One  
14'7" x 14'1"

Bedroom Two/Dressing  
Room  
12'4" x 8'7"

Bathroom

## Second Floor

Landing

Bedroom Three  
14'1" x 12'4"

Bedroom Four  
12'4" x 8'7"

## Outside

Front Forecourt

Enclosed Rear Courtyard

Composite Deck Area

Electric Awning

For more information and photographs regarding the accommodation in this property, please visit: [johnminnis.co.uk](http://johnminnis.co.uk)

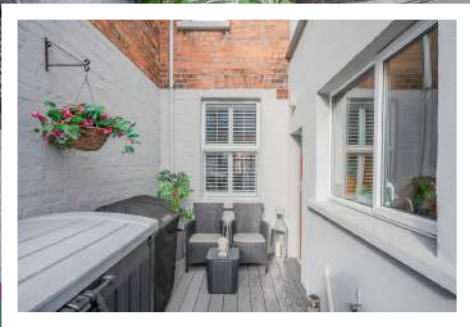


"This impressive bay fronted period three storey townhouse has been meticulously refurbished by its current owner, with a new roof and windows as part of the refurbishment there is little to do for the purchaser but to move in and enjoy their new home. "



# Directions

Travelling along the Antrim Road, turn right onto Kansas Avenue, right onto Vancouver Drive and left onto Madison Avenue. Number 14 is on the left hand side.



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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## JOHNMINNIS RENTALS

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

## Awards & Recognition



THE SUNDAY TIMES  
THE IRISH TIMES

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 - 100) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(01 - 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>69</b>	<b>72</b>

## North Down / Holywood Branch

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