



9 SINTONVILLE AVENUE

BELFAST BT5 5DG

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*Offers Over*

**£165,000**

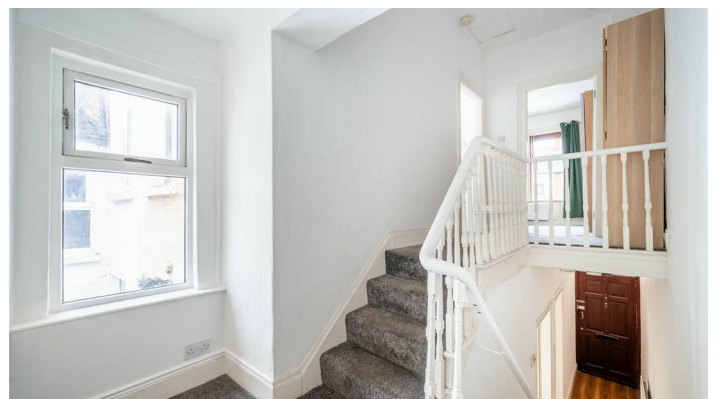


## MID-TERRACE | 3 | 1 | 2

A well-presented three-bed mid-terrace home located on the ever-popular Sintonville Avenue. This charming property offers bright and spacious accommodation throughout, combining period touches with modern finishes to create an inviting and move-in-ready home.

### KEY FEATURES

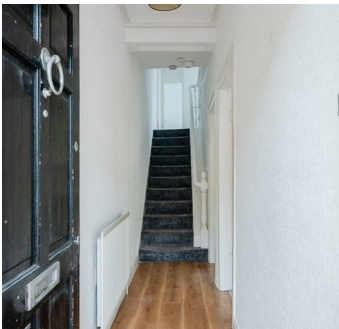
- Well-Presented Three-Bed Mid-Terrace Home on Popular Sintonville Avenue
- Bright and Spacious Accommodation with Period Charm and Modern Finishes
- Welcoming Front Reception Room with Large Bay Window and Excellent Natural Light
- Versatile Second Reception Room Suitable for Dining, Family Use, or Home Office
- Extended Kitchen with Shaker-Style Cabinetry and Integrated Appliances
- Additional Breakfast Bar Providing Casual Dining Space
- Three Bedrooms Located on the First Floor
- Generous Principal Bedroom with Twin Windows Offering Abundant Natural Light
- Additional Bedrooms Ideal for Children, Guests, or Workspace
- Modern Bathroom Fitted with a White Suite
- Attractive Red-Brick Façade with Front Forecourt and Enclosed Rear Yard
- Close to Shops, Cafés, Parks, and Transport Links; Ideal for Investors and First-Time Buyers
- Gas Heating and Double-Glazed Windows
- Broadband Speed – Ultrafast





ROOM DETAILS

ENTRANCE	Extended Kitchen:	Bedroom One:
Covered Entrance Porch:	18'9" x 8'7"	14'1" x 11'4"
FIRST FLOOR	OUTSIDE	
GROUND FLOOR	First Floor Landing:	Rear Yard:
Entrance Hall:	Bedroom Three	
Lounge:	8'7" x 7'8"	
Bathroom:		
Dining Room / Living Room:	Bedroom Two:	
10'10" x 10'6"	10'6" x 8'6"	



## DIRECTIONS

Travelling along the Upper Newtownards Road in the direction of Belfast City Centre, turn left on to Sintonville Avenue, No 9 can be found on the left hand side.



## THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.



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		
	65	69
Northern Ireland		EU Directive 2002/91/EC

## OUR BRANCHES

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