



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**

*Covered Entrance  
Porch:*

**GROUND FLOOR**

*Entrance Hall:*

*Lounge:*  
13'8" x 10'10"

*Dining Room /  
Living Room:*  
10'10" x 10'6"

*Extended Kitchen:*

18'9" x 8'7"

**FIRST FLOOR**

*Bedroom One:*

14'1" x 11'4"

**OUTSIDE**

*First Floor Landing: Rear Yard:*

*Bedroom Three*

8'7" x 7'8"

*Bathroom:*

*Bedroom Two:*  
10'6" x 8'6"



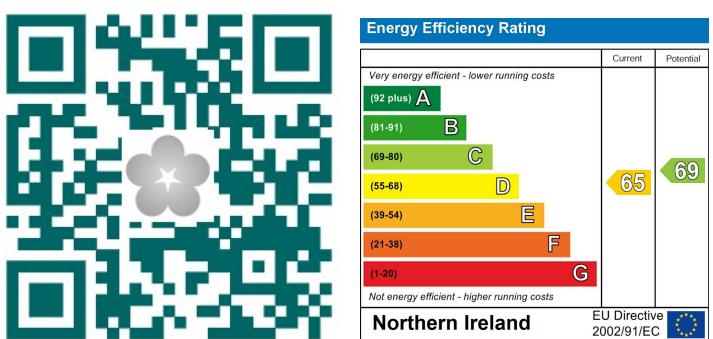
## DIRECTIONS

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.



## OUR BRANCHES

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