



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 64 Highbury Gardens

Ardoyne, Belfast, BT14 7LG

**Offers Around £109,950**

Attractive Extended Mid Terrace Ideally Suited To The Investor Or First Time Buyer Alike

Extended town terrace house situated within this most popular section of Ardoyne. The extended accommodation comprises 2 bedrooms, through lounge into bay, modern fitted kitchen incorporating built-in under oven and ceramic hob and contemporary white bathroom suite with walk-in shower. The dwelling further offers furnished cloakroom, uPvc double glazed windows and exterior doors, built-in wardrobes, gas central heating and cavity wall insulation. Hard landscaped gardens to front combines with the most popular and convenient location property and is ideally suited to the first time buyer or investor alike - Early Viewing is highly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

# 64 Highbury Gardens

Ardoyne, Belfast, BT14 7LG



- Extended Town Terrace
- Contemporary White Bathroom Suite
- Furnished Cloakroom
- Ideal First Time Buy or Investment
- 2 Bedrooms Through Lounge
- Gas Fired Heating
- Most Convenient Location
- Modern Fitted Kitchen
- Upvc Double Glazed Windows
- Hard Landscaped Gardens To Front

## Entrance Hall

Upvc double glazed entrance door.

## Lounge

13'10" x 10'9" (4.22 x 3.29)

Into bay, double panelled radiator, attractive fireplace.

## Kitchen

14'4" x 7'3" (4.38 x 2.22)

Stainless steel sink unit with single drainer, range of high and low level units, formica worktops, built-in under oven and ceramic hob, integrated extractor fan, fridge/freezer

space, plumbed for washing machine, partly tiled walls, ceramic tiled floor.

## Rear Lobby

Pvc double glazed door to rear.

## Furnished Cloakroom

White suite comprising low flush w.c, vanity unit, partly tiled walls, double panelled radiator.

## First Floor

Landing.

## Bathroom

Modern white suite comprising walk-in shower cubicle, electric

telephone hand set shower, pedestal wash hand basin, low flush w.c, pvc panelled walls, chrome radiator.

## Bedroom

9'7" x 9'2" (2.93 x 2.80)

Built-in mirrored storage x 2, panelled radiator.

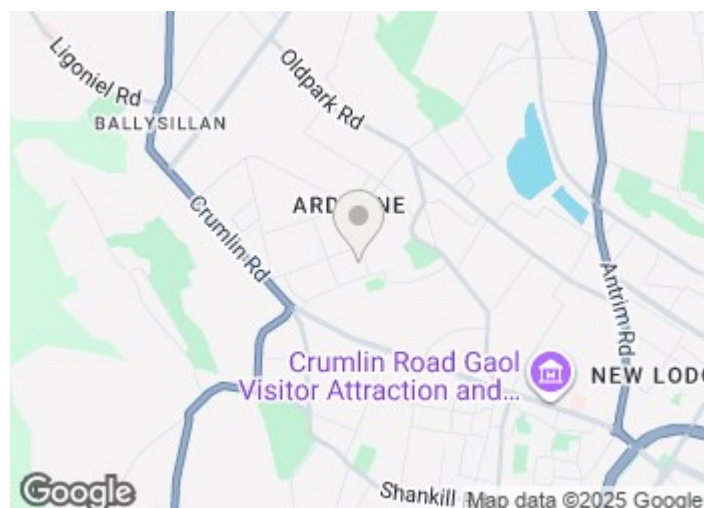
## Bedroom

10'0" x 7'8" (3.07 x 2.35)

Double panelled radiator.

## Outside

Hard landscaped front garden with patio, enclosed rear yard, outside tap.



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

