



ULSTER PROPERTY SALES

UPS

CAVEHILL BRANCH

194 Cavehill Road, Belfast, BT15 5EX

028 9072 9270

cavehill@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



39 Newington Avenue , Belfast, BT15 2HP

Offers Around £145,000

Imposing Red Brick Period Terrace Holding A Prime Antrim Road Position.

A fabulous opportunity to purchase an imposing red brick town terrace situated within this most popular location just off the Antrim Road. The generously proportioned interior comprises 4 bedrooms, 2 reception rooms with lounge into bay, spacious fitted kitchen with excellent storage and twin bathroom suites to both the first and second floors. The dwelling further offers uPvc double glazed windows, gas central heating, high ceilings and low outgoings. The perfect family sized accommodation combines with this most convenient Antrim Road location with excellent local shopping, public transport and leading schools all within walking distance and the City Centre a short commute away - A fantastic opportunity for the family buyer or investor alike early inspection is highly recommended.

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		
Northern Ireland	53	59
EU Directive 2002/91/EC		

39 Newington Avenue

, Belfast, BT15 2HP



- Imposing Red Brick Period Terrace
- 4 Bedrooms 2 Reception Rooms
- Spacious Fitted Kitchen
- Twin Bathroom Suites
- Upvc Double Glazed Windows
- Gas Central Heating
- Many Period Features
- Most Convenient Location
- Fantastic Family Home Or Investment

Enclosed Entrance Porch

Hardwood entrance door, ceramic floor.

Entrance Hall

Vestibule door, picture rail, cornice ceiling, double radiator.

Lounge

15'2" x 11'6" (4.63 x 3.53)
Into bay, picture rail, cornice ceiling, double doors, wood laminate floor, double panelled radiator.

Dining Area

11'9" x 11'3" (3.59 x 3.45)
Wood laminate floor, built-in storage, double panelled radiator.

Kitchen

11'10" x 8'6" (3.61 x 2.61)
Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, free standing

cooker, plumbed for washing machine, fridge/freezer space, partly tiled walls, concealed gas boiler, panelled radiator, pvc door to rear.

First Floor

Landing

Bathroom

Modern white bathroom suite comprising shower cubicle, thermostatically controlled telephone handset shower unit, vanity unit, low flush wc, partly pvc panelled walls, extractor fan, double panelled radiator.

Bedroom

10'8" x 9'0" (3.27 x 2.75)
Cornice ceiling, double panelled radiator.

Bedroom

17'8" x 12'2" (5.40 x 3.72)
Double panelled radiator.

Second Floor

Landing.

Bathroom

Modern white bathroom suite comprising panelled bath, telephone handset shower unit, vanity unit, low flush wc, access to roof space, panelled radiator.

Bedroom

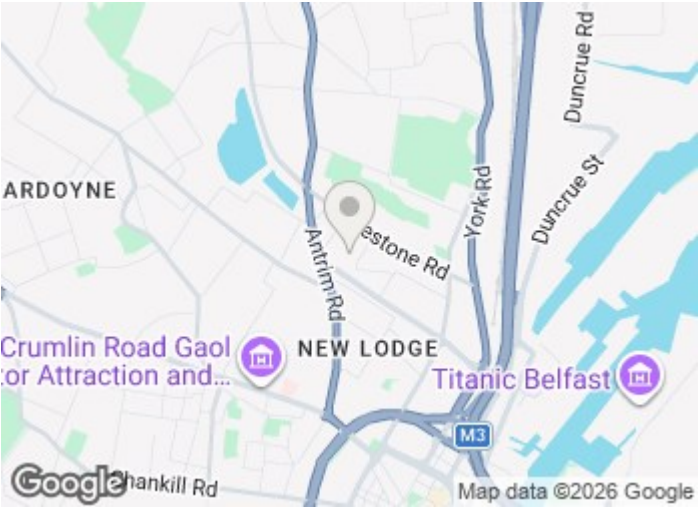
16'0" x 11'5" (4.88 x 3.48)
Double panelled radiator.

Bedroom

Double panelled radiator.

Outside

Enclosed yard, covered storage, outside light and 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.

