



BATHROOM 1: 2.18m (7'2) x 2.22m (7'3)

Low flush WC, wall mounted hand basin, tiled floors and tiled walls.



BATHROOM 2: 2.24m (7'4) x 1.06m (3'6)

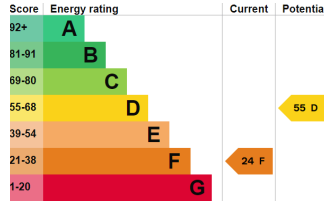
Wood effect laminate flooring, low flush WC, white hand basin

OUTSIDE AREA/ STORAGE SHED



Neil Farrell
Senior Mortgage and Protection Adviser

Ashwood House Riverside Office Park, Newforge Lane,
Belfast, BT9 5NF
T: 02890 662187 M: 07934 799202
E: neil.farrell@mab.org.uk
W: mortgageadvicebureau.com/belfast



APPROX RATES 2024/ 2025- £909.80

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Pinpoint Offices
Marlborough House, 348 Lisburn Road, Belfast, BT9 6GH
188 Cavehill Road, Belfast BT15 5EX

Contact Pinpoint
028 9068 2777
sales@pinpointproperty.com
pinpointproperty.com

Offers Over:
£229,950

Viewing: By appointment through agent



**39 Madison Avenue,
off Cavehill Road,
Belfast
BT15 5BX**

028 9068 2777
sales@pinpointproperty.com
www.pinpointproperty.com

- Beautiful red brick home
 - Two reception areas
 - Fully fitted kitchen with high and low units
 - Gas central heating

- Four outstanding bedrooms
 - uPVC double glazed throughout
 - Utility space at rear of property



4



2



2



YES

About The Property:

Pinpoint Property are delighted to bring to the market 39 Madison Avenue, this end terrace red-brick property is located just off the historic Cavehill road. This enviable address also falls within the catchment area of many leading local schooling for all ages, and is a few moments stroll from the famous Cavehill Country Park and Water Works. other major benefits to the location of this property is its outstanding transport links and within walking distance to the city center.

This property comprises of a grand entrance hall and porch, two well portioned reception rooms, fully fitted kitchen, four outstanding bedrooms that have the added benefit of amazing natural light and two bathrooms.

Externally the property has a low maintenance front garden and colourful rear courtyard that would be suitable for social gatherings with friends or family.



RECEPTION 1: 4.47m (14'8) x 3.16m (10'4)

uPVC Double glazed, carpet, cast iron wood burner



RECEPTION 2: 3.35m (11') x 3.31m (10'10)

Wood effect laminate flooring, uPVC double glazed, built in storage.



KITCHEN : 3.72m (12'2) x 2.17m (7'1)

range of high and low level units, formica worktops, stainless steel sink, partially tiled walls



BEDROOM 1: 2.18m (7'2) x 2.22m (7'3)

uPVC Double glazed, carpet flooring



BEDROOM 2: 4.44m (14'7) x 4.43m (14'6)

uPVC Double glazed, carpet flooring

BEDROOM 3: 3.39m (11'1) x 2.64m (8'8)

Wood effect laminate flooring, uPVC Double glazed



BEDROOM 4: 4.4m (14'5) x 3.54m (11'7)

uPVC Double glazed

