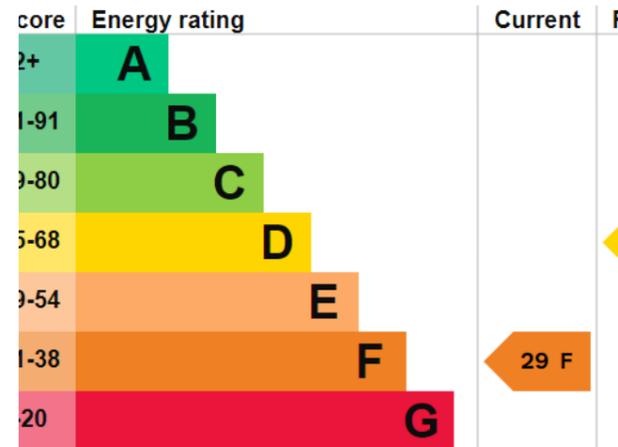




Offers Over:
£152,000

Viewing: By appointment through agent



OUTSIDE

Enclosed low maintenance courtyard to front.
 Enclosed yard to the rear with covered area boasting excellent storage space.

**11 Marsden Gardens,
 Cavehill Road,
 Belfast,
 BT15 5AL**

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 T: 02890 662187 m: 07934 799202
 E: neil.farrell@mab.org.uk
 W: mortgageadvicebureau.com/belfast

- Recently refurbished mid terrace property.
- Four bedrooms.
- Two reception rooms.
- High gloss kitchen with integrated appliances.
- Family bathroom with white suite.
- uPVC double glazing.
- Gas heating.
- Renowned avenue close at hand to Cavehill and the historic Belfast Waterworks.

The annual rate calculation shows full annual rates for the current rating year (April to March): pending- rates site was down
 These particulars are set out as a general guideline only and do not constitute, nor constitute any part of, an offer or contract: (2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves as to the correctness of each of them: (3) No person in the employment of Pinpoint Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

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4
 2
 1
 YES
 YES

About The Property:

Pinpoint property are delighted to offer for sale this magnificent period terrace property which is located within this ever popular area, just off the Cavehill Road, Belfast.

The accommodation is laid out over three floors, and briefly comprises ; entrance hall, lounge with bay window, dining room and a newly installed kitchen with range of units and space for appliances.

Upstairs on the first floor there are two good sized bedrooms and a family bathroom with white suite. On the second floor there are two more bedrooms.

Outside there is an enclosed yard to rear, and on street parking to front.

Other benefits include uPVC double glazing and gas heating.

Having recently undergone an extensive refurbishment at the hands of the current owner, no expense has been spared to ensure that the purchaser has nothing to do other than move in and enjoy this superb property.

Early viewing is highly recommended



ENTRANCE PORCH

Tiled floor, open to;

ENTRANCE HALL

Tiled floor.

LOUNGE

**4.01M (13'2) INTO BAY X
3.05M (10'0)**

Solid wood flooring.

**DINING ROOM - 3.33M
(10'11) X 3.2M (10'6)**

Solid wood flooring.

KITCHEN

**4.24M (13'11) X 1.88M
(6'2)**

Newly installed high gloss kitchen with range of high and low level units, formica work surfaces, basin 1/2 sink unit, stainless steel oven, hob, stainless steel extractor fan, integrated washing machine, integrated under counter fridge, partly tiled walls, tiled floor.



FIRST FLOOR LANDING

BEDROOM 1

**3.2M (10'6) INTO BAY X
2.24M (7'4)**

Period decorative fireplace, semi solid wood flooring.

BEDROOM 2

3.2M (10'6) X 2.54M (8'4)

Semi solid wood flooring, 2x storage cupboards (one containing gas boiler).



BATHROOM

Contemporary family bathroom with white four piece suite comprising pedestal wash hand basin, low flush WC, panelled bath with shower above, glass shower screen.

SECOND FLOOR LANDING

BEDROOM 3

4.29M (14'1) X 3.2M (10'6)

Solid wood flooring.

BEDROOM 4

3.2M (10'6) X 2.54M (8'4)

Wood effect laminate flooring, Velux roof light.

