

Offers Over  
**£84,950**

Viewing: By appointment through agent



**4 York Park,  
Shore Road,  
Belfast,  
BT15 3QT**

**028 9068 2777**

[sales@pinpointproperty.com](mailto:sales@pinpointproperty.com)  
[www.pinpointproperty.com](http://www.pinpointproperty.com)

- Red Brick Terrace Villa Located In Popular Address
- Great Size lounge with bay window
- Modern kitchen with casual dining
- 2 Bedrooms

- White 3-Piece Bathroom suite
- Low Maintenance, Enclosed Front & Rear Gardens
- Double Glazing & Gas Central Heating
- Sitting tenant paying £600.00 per month

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65   D	74   C
39-54	E		
21-38	F		
1-20	G		

Expert mortgage advice available in PINPOINT - BELFAST

Call inside or telephone 02890 682777 to speak to one of our specialist advisers today.

Mortgage Advice Bureau

Your home may be repossessed if you do not keep up repayments on your mortgage. We may charge a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% (incl. a typical fee is 0.30% of the amount borrowed).

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.

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

Contact Pinpoint  
028 9068 2777  
[sales@pinpointproperty.com](mailto:sales@pinpointproperty.com)  
[pinpointproperty.com](http://pinpointproperty.com)



2



1



1



YES



ON STREET

## About The Property:

A popular red brick mid terrace located in an established residential address, offered for sale with a sitting tenant paying £600.00 per month in rent.

Internally the accommodation comprises of spacious lounge with bay aspect, kitchen with casual dining and two good sized bedrooms. A modern family bathroom with white suite completes the internal living space.

Off street parking to the front via a brick paved driveway, and a low maintenance, enclosed courtyard to the rear is totally private. Perfectly suited for the canny investor who wants a fantastic property that is being extremely well cared for by a superb tenant.

Early viewing is recommended to avoid disappointment!



**LOUNGE - 3.63M (11'11) X 3.23M (10'7)**

Good size living space, bay window to front and grey groove laminate floors



**KITCHEN - 4.17M (13'8) X 2.13M (7')**

Range of modern wall and floor standing units, formica counter-tops, tiled splash, electric hob, extractor hood above, oven/grill below and breakfast bar. Laminate floor and access to enclosed rear garden



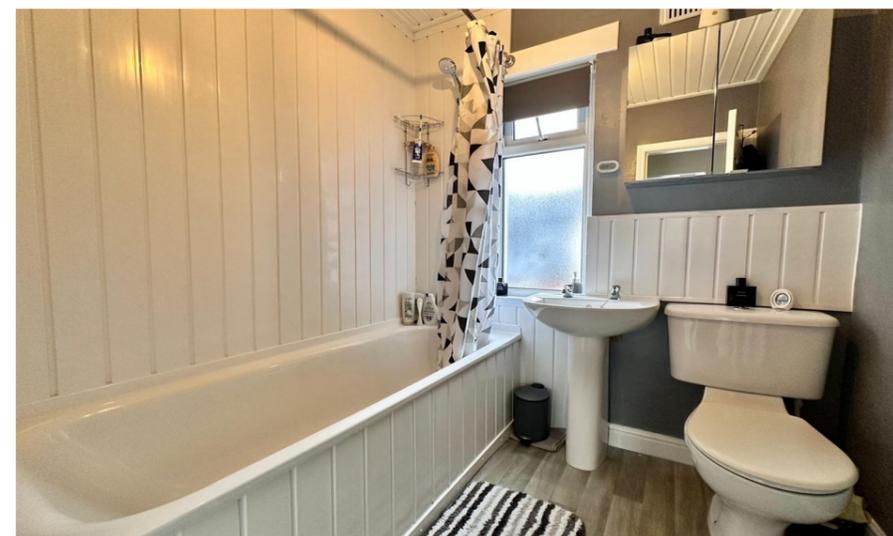
**BEDROOM 1 - 3.28M (10'9) X 2.9M (9'6)**

Double in size with space for bedroom furniture and wood laminate flooring



**BEDROOM 2 - 2.92M (9'7) X 2.13M (7')**

Good size bedroom



**BATHROOM**

White 3-piece suite comprising pedestal wash hand basin, low flush WC, panelled bath with shower attachment and part PVC panelled walls