



OUTSIDE:

Externally, the dwelling offers a low maintenance exterior and a driveway at the rear of the property to allow for off street parking.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		47 E
21-38	F	32 F	
1-20	G		

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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sales@pinpointproperty.com
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Asking Price:
£155,000

Viewing: By appointment through agent



**13 Victoria Gardens,
Cavehill Road,
Belfast
BT15 5DD**

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

- Four spacious bedrooms
- Off street parking
- Two receptions
- Detached house
- Oil heating
- No onward chain
- Kitchen with high and low level units



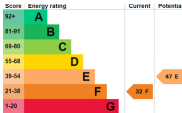
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2



1



YES

About The Property:

Pinpoint Property are delighted to offer for sale this handsome red brick town house property, located in this popular residential avenue just off the bustling Antrim Road, Belfast.

Internally the bright, well proportioned accommodation comprises of four good-sized bedrooms, two stand alone reception rooms, a kitchen with casual dining and family bathroom suite. Other benefits include uPVC double glazing and oil heating.



RECEPTION 1: 4.26m (14') x 3.48m (11'5) **RECEPTION 2:** 3.51m (11'6) x 2.95m (9'8)
Laminate flooring, double glazed Laminate flooring, double glazed

KITCHEN: 3.49m (11'5) x 2.31m (7'7)

High and low llevel units, formica work tops, stainless steel sink and tiled flooring



BATHROOM:
2.41m (7'11) x 2.34m (7'8)
Vinyl flooring, low flush WC, panelled bath and white hand basin.



BEDROOM 1: 4.73m (15'6) x 3.37m (11'1)
BEDROOM 2: 4.74m (15'7) x 3.36m (11'0)
BEDROOM 3: 2.97m (9'9) x 2.76m (9'1)
BEDROOM 4: 2.96m (9'9) x 2.71m (8'11)

