



ULSTER PROPERTY SALES

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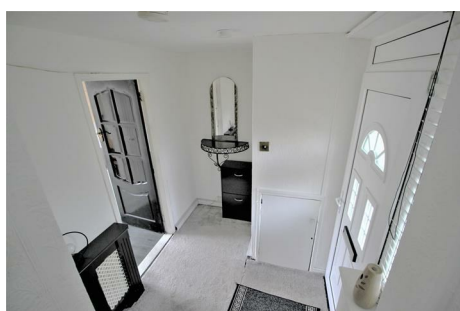
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



8 Pinkerton Walk New Lodge, Belfast, BT15 2EG

Impressive 4 Bedrooms, 2 Bathrom End of Terrace In A Popular Location - Approved For HMO.

A unique opportunity to purchase a substantial end of terrace situated within this most convenient and popular location. The generously proportioned interior comprises 4 bedrooms with shower room to first floor and family bathroom to 2nd in white suite, lounge and kitchen to ground floor. The dwelling benefits from upvc double glazed windows, gas central heating and has been maintained to a good standard over the years. Conveniently positioned to excellent local amenities with Cityside Shopping Centre and Belfast's New University and the City all within walking distance.

Approved for HMO this is a home which will appeal to the growing family of investor alike.

**Offers In The Region Of
£114,950**

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		EU Directive 2002/91/EC

8 Pinkerton Walk

New Lodge, Belfast, BT15 2EG



- Substantial End Of Terrace
- Spacious Kitchen
- Twin Bathrooms
- 4 Bedrooms
- Gas Central Heating
- Walled Rear Patio Garden
- Lounge
- Upvc Double Glazed Windows
- Most Convenient Location

Entrance Hall

Upvc double glazed rear door, panelled radiator, storage.

Lounge

16'6" x 10'11" (5.05 x 3.33)

Attractive fireplace, tiled hearth, wood laminate floor, panelled radiator, understairs cloaks.

Kitchen

14'0" x 8'2" (4.28 x 2.49)

Single drainer stainless steel sink unit, range of units, formica worktops, cooker space, plumbed for washing machine, tumble dryer space, fridge/freezer space, panelled radiator,

First Floor

Landing, airing cupboard.

Bedroom

13'5" x 8'1" (4.09 x 2.47)

Panelled radiator, built-in robe.

Bedroom

9'11" x 8'2" (3.03 x 2.50)

Built-in Robe.

Shower Room

White suite comprising shower cubicle, thermostatically controlled shower unit,

Separate W/c

Low flush wash, pedestal wash hand basin.

Second Floor

Storage cupboard.

Bedroom

13'5" x 8'0" (4.11 x 2.46)

Panelled radiator, built-in robe.

Bedroom

13'6" x 8'3" (4.13 x 2.52)

Panelled radiator.

Bathroom

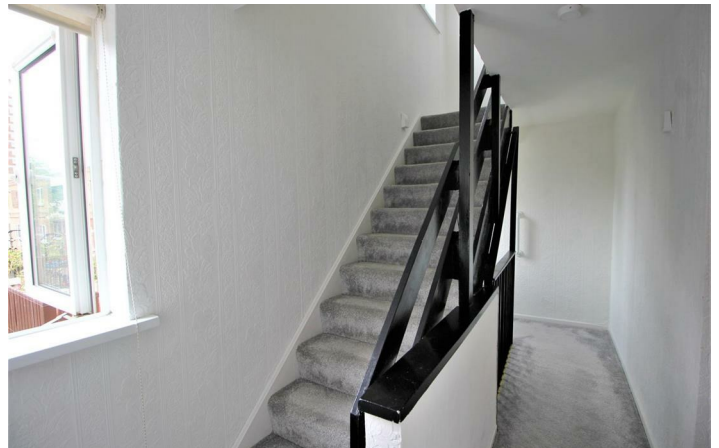
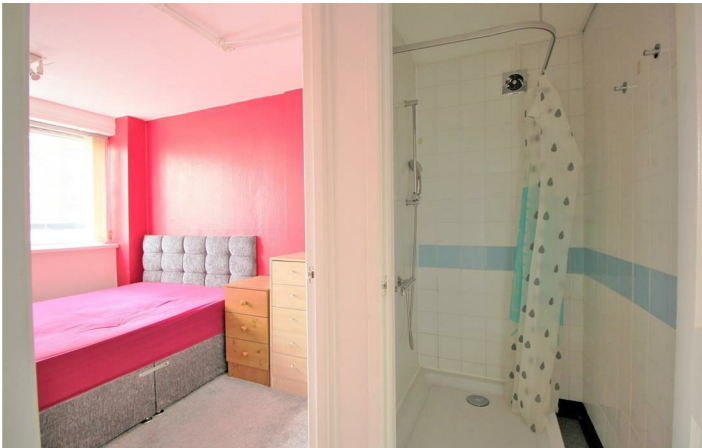
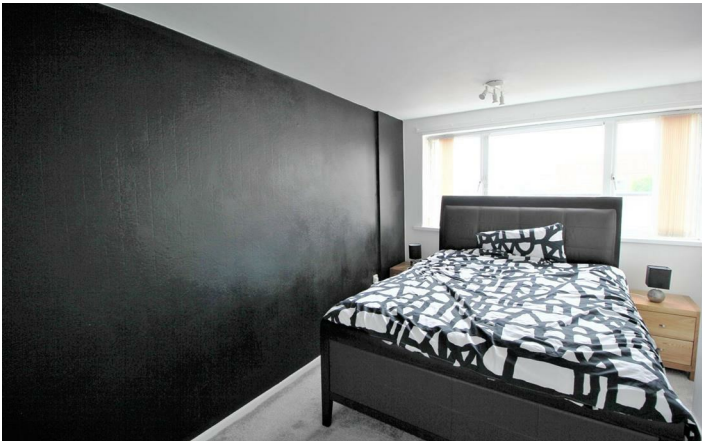
White suite comprising panelled bath, telephone hand shower, wash hand basin, low flush wc, partly tiled walls, panelled radiator, pvc panelled walls,

Outside

Forecourt, rear patio garden, garden store, outside tap.



Directions



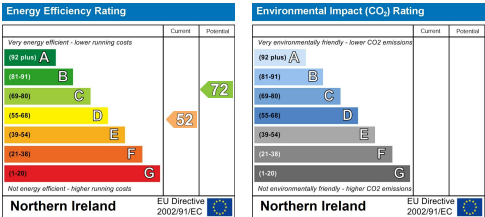
Floor Plan

8, Pinkerton Walk, BELFAST, BT15 2EG



Total Area: 106.2 m² ... 1143 ft² (excluding garden store)
All measurements are approximate and for display purposes only

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