



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 15 Highbury Gardens , Belfast, BT14 7LF

**Offers Around £79,950**

An Excellent Opportunity To Acquire A Starter Home Or Investment Opportunity Within This Ever Popular Location

This 2 bedroom mid terrace property is a fantastic opportunity for the first time buyer or investor alike. The property is situated in a popular area and benefits from excellent transport links as well as a range of local amenities. The property has undergone some improvements in past years and comprises lounge into bay, fitted kitchen, 2 bedrooms, both of which are flooded with natural light. The property benefits from uPvc double glazed windows and gas fired central heating ensuring that it is both energy efficient and comfortable to live in. Externally the property has garden to the front and a private yard to the rear providing outdoor space.

Overall this mid terrace property is a fantastic opportunity for the first time buyer or investor looking for a well appointed and spacious property in a popular location.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	57	66
EU Directive 2002/91/EC		



# 15 Highbury Gardens

, Belfast, BT14 7LF



- Ever Popular And Sought After Location
- Lounge Into Bay
- Gas Central Heating
- Period Mid Terrace
- Fitted Kitchen
- Upvc Double Glazed Windows
- 2 Bedrooms
- Classic White Bathroom Suite
- Investor First Time Buyer Opportunity

## Entrance hall

Hardwood entrance door.

## Lounge Into Bay

14'2" x 10'7" (4.32 x 3.23)

Attractive fireplace, wood laminate floor, panelled radiator, understairs storage.

## Kitchen

14'2" x 7'6" (4.32 x 2.31)

Single drainer stainless steel sink unit, range of high and low level units, formica worktop, cooker space, fridge freezer space, plumbed for washing machine, partly tiled walls,

panelled radiator, Lvf flooring, Upvc double glazed rear door.

## First Floor

Landing, access to roofspace, built in storage, hot press.

## Bathroom

Classic white suite comprising panelled bath, wash hand basin, low flush wc, partly tiled walls, lvf flooring, panelled radiator

## Bedroom

13'5" x 9'5" (4.10 x 2.89)

Cast iron fireplace, panelled

radiator, wall mounted gas boiler, picture rail.

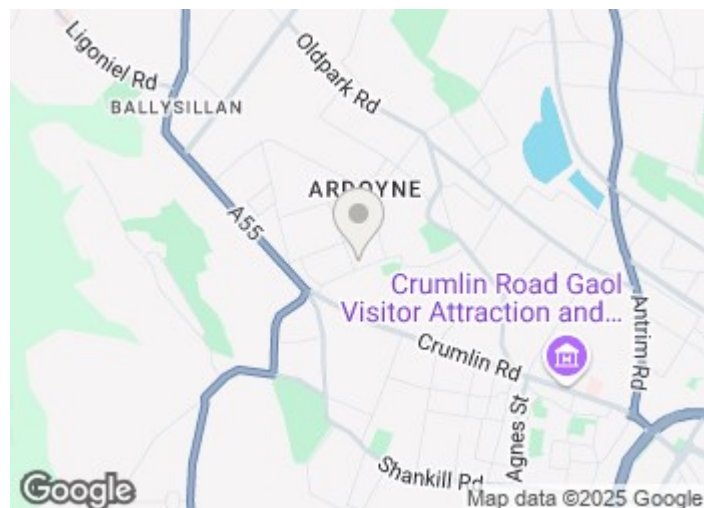
## Bedroom

10'1" x 7'3" (3.09 x 2.23)

Panelled radiator.

## Outside

Hard landscaped gardens with extensive patio areas and shrubs. Off street carparking potential subject to all necessary permissions. Enclosed rear yard.



## Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

