

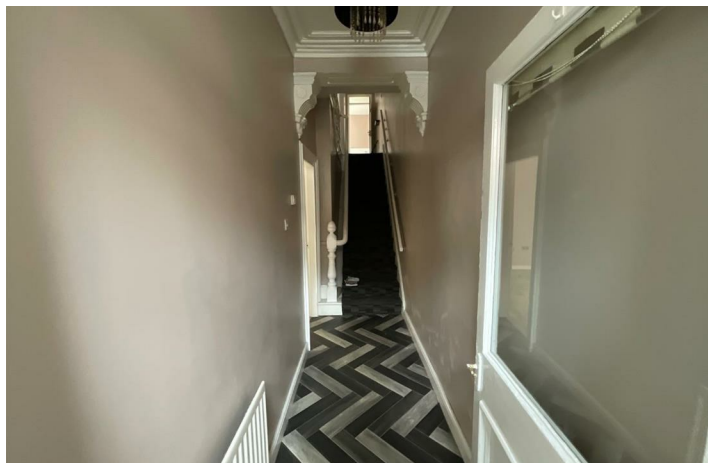
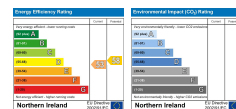


16 Newington Street

Belfast, BT15 2HQ

Offers in the region of

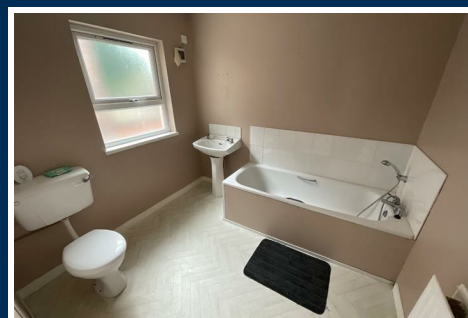
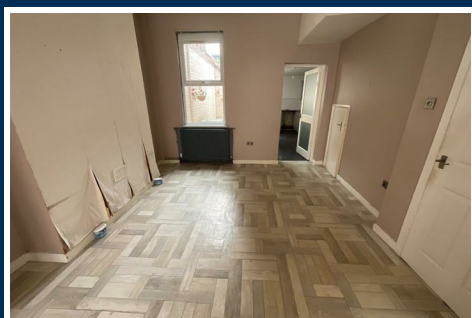
£160,000



16 Newington Street

, Belfast, BT15 2HQ

Offers in the region of £160,000



A sizeable family home located in an area of high demand which is sure to appeal to families and investors alike.

Internally the dwelling comprises vestibule entrance, hallway, large reception with bay window and ample dining space, sizeable fitted kitchen, classic white three piece bathroom suite, secondary WC and sink and four well proportioned bedrooms laid out over the first and second floors. Outside there are enclosed yards to the front and rear.

The property further benefits from gas fired central heating and full uPVC double glazing throughout.

Newington Street is conveniently located close to many leading shops and amenities including York Street Train Station, Cityside Retail and Leisure Park, Waterworks Park, Ulster University and a wealth of independent traders. Belfast City Centre is also just a short walk away.

Contact Rea Estates now for further details or to arrange an appointment to view.

Ground Floor

Vestibule Entrance

PVC front door with smoked glass inset, vinyl flooring, wooden internal door with glass inset leading to:

Hallway

Vinyl flooring, panelled radiator, stairs leading to first floor

Living Room 27'11" x 11'5" (8.51m x 3.50m)

Into bay, vinyl flooring, 3 double panelled radiators, enclosed gas and electricity meters, under stair storage

Kitchen 17'5" x 8'3" (5.31m x 2.54m)

Fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless steel sink and drainer with mixer taps, cooker and fridge freezer space, plumbed for a washing machine, double panelled radiator, access to rear yard

First Floor

Landing

Enclosed storage cupboards housing gas boiler, vinyl flooring, stairs leading to second floor

Primary Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basin and panelled bath, vinyl flooring, double panelled radiator

Secondary Bathroom

Low flush WC, pedestal wash hand basin, vinyl flooring, double panelled radiator

Front Bedroom 12'5" x 16'0" (3.81m x 4.88m)

2 double panelled radiators

Rear Bedroom 11'6" x 9'7" (3.51m x 2.94m)

Vinyl flooring, double panelled radiator

Second Floor

Landing

Enclosed storage cupboard, access to roof space

Front Bedroom 12'5" x 16'1" (3.81m x 4.92m)

Double panelled radiator

Rear Bedroom 11'7" x 9'8" (3.54m x 2.97m)

Double panelled radiator

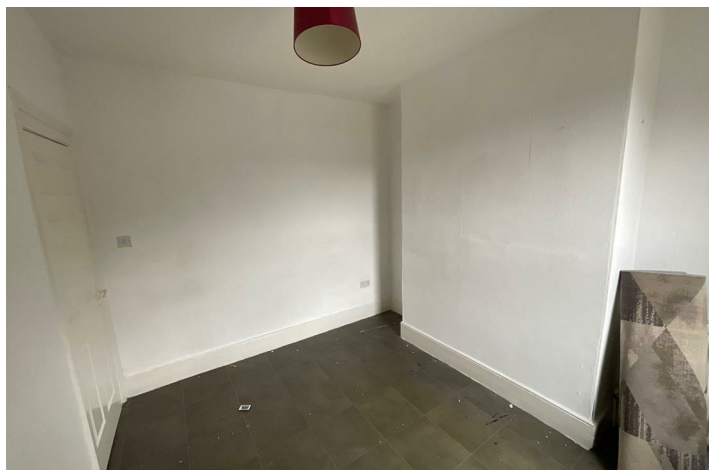
Outside

Front

Paved courtyard, metal privacy fence and entrance gate

Rear

Paved and enclosed yard with access to rear entry, water tap



Road Map



Hybrid Map



Terrain Map



Floor Plan

VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.