



28 Newington Street , Belfast, BT15 2HQ

**Offers In The Region Of
£149,950**

Superb Extended Red Brick Period Town Terrace with Luxury Features Throughout.

A fabulous opportunity to purchase a handsome period town house situated within its ever popular location. The richly appointed interior offers 4 bedrooms over two floors, 2 reception rooms, spacious extended fitted kitchen incorporating under oven and ceramic hob and contemporary white family bathroom. The dwelling further offers utility room, uPvc double glazed windows, gas fired central heating, extensive use of wood laminate and ceramic floor coverings. The dwelling has benefited from a program of improvement works in past years and has been maintained and presented to an excellent standard.

Immediate inspection is highly recommended to avoid disappointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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	

28 Newington Street , Belfast, BT15 2HQ



- Extended Handsome Red Brick Period Terrace
- Modern White Bathroom Suite
- Highly Regarded Location
- 4 Bedrooms Through Lounge
- Upvc Double Glazed Windows
- Many Extras And Period Features
- Extended Fitted Kitchen
- Gas Central Heating

Enclosed Entrance Porch

Double glazed entrance door, wood laminate floor.

Entrance Hall

Glazed vestibule door, wood laminate floor, cornice ceiling.

Through Lounge into Bay

15'5" x 10'6" (4.71 x 3.22)

Panelled radiator, tiled fireplace, wood laminate floor.

Dining Area

Panelled radiator, cornice ceiling.

Extended Kitchen

14'5" x 10'8" (4.41 x 3.27)

Single drainer white sink unit, extensive range of high and low level units, formica worktops, built-under oven and ceramic hob, stainless steel canopy extractor fan, plumbed for dishwasher,

fridge/freezer space, partly tiled walls, wood laminate floor.

Breakfast Area

Under stairs storage.

Utility Room

5'9" x 4'3" (1.77 x 1.32)

Plumbed for washing machine, wall mounted gas boiler, ceramic tiled floor, fully tiled walls.

First Floor

Landing, wood laminate floor, panelled radiator, single glazed window, cornice ceiling.

Bathroom

Modern white suite comprising shower cubicle, thermostatically controlled shower unit, drench shower, vanity unit, low flush wc, fully tiled walls, chrome radiator, pvc ceiling.

Bedroom

11'4" x 8'7" (3.46 x 2.63)

Wood laminate floor, built-in robe, panelled radiator, cornice ceiling.

Bedroom into Bay

16'3" x 14'6" (4.97 x 4.44)

Wood laminate floor, panelled radiator, cornice ceiling.

Second Floor

Landing

Bedroom

13'6" x 12'7" (4.13 x 3.85)

Panelled radiator, wood laminate floor.

Bedroom

11'6" x 8'4" (3.52 x 2.55)

Velux rooflight, wood laminate floor, panelled radiator.

Outside

Hard landscaped forecourt, enclosed yard, outside light and tap.



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



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