

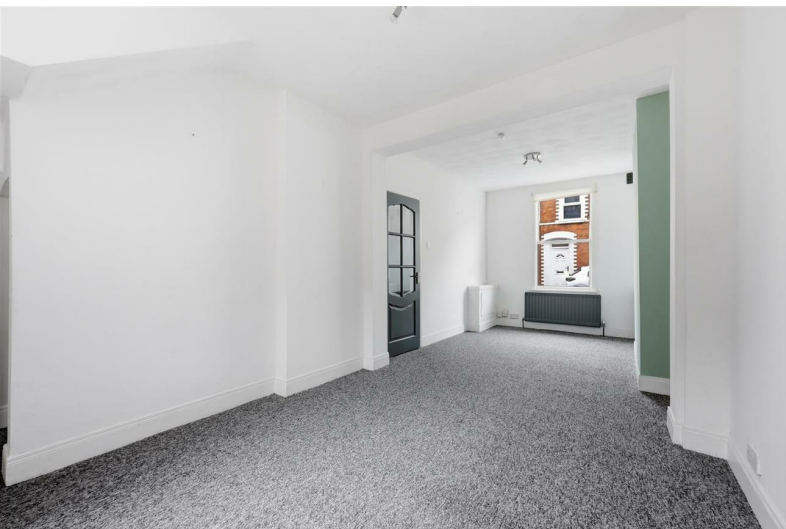


## 9 McMaster Street, Belfast, BT5 4HP

- Extended, Mid Terrace Property
- Modern Fitted Kitchen
- Bathroom; White Suite
- Part Double Glazed Windows
- Convenient Location
- Lounge Through Dining Room
- Three Well-Proportioned Bedrooms
- Gas Heating
- Fully Enclosed Rear Yard
- Ideal First Time Buy / Buy To Let

Offers Over £119,950

EPC Rating D



9 McMaster Street, Belfast, BT5 4HP



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite panelled front door with PVC double glazed side screen with fanlight over. Stairwell to first floor. Glass panelled door leading to:

#### LOUNGE THROUGH DINING ROOM 22'5" x 9'7" plus recess

Access to under stairs store.



### **KITCHEN 9'10" x 6'10"**

Modern fitted kitchen with range of high and low level storage units with contrasting melamine worktop. Stainless steel sink unit with draining bay. Integrated touch screen with ceramic hob with stainless steel splashback extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Tile effect panelling to walls. Tiled floor. Glass panelled door leading to enclosed rear yard.

### **FIRST FLOOR**

#### **LANDING**

Stairwell to second floor.

### **BEDROOM 1 12'5" x 11'1"**

#### **BATHROOM**

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Glass shower screen over bath. Part panelled walls. Access to store with gas fired central heating boiler.

### **SECOND FLOOR**

#### **LANDING**

Access to roof space.

### **BEDROOM 2 11'3" x 11'2"**

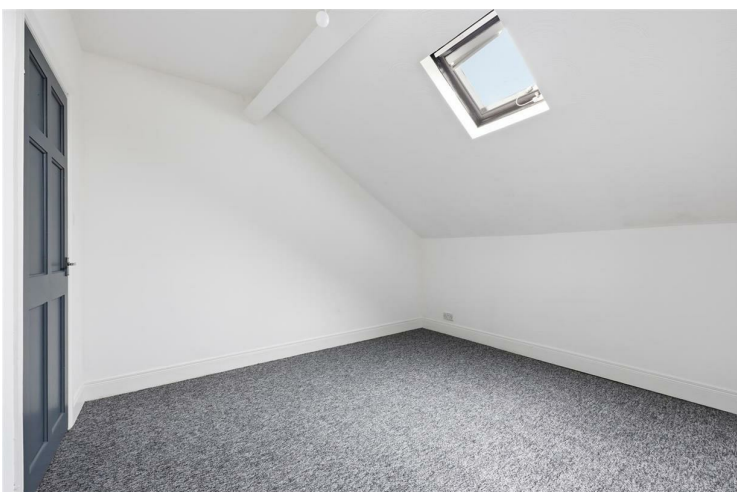
### **BEDROOM 3 10'9" x 7'9" (wps)**

#### **EXTERNAL**

Fully enclosed low maintenance yard to rear. External lighting.

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.





**Well presented, three bedroom, mid terrace property, conveniently positioned off Newtownards Road, East Belfast.**

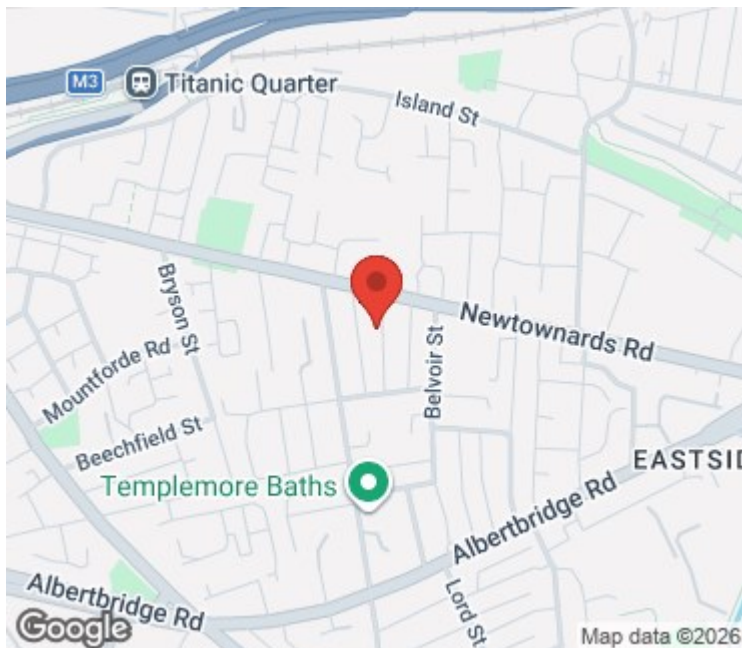
**The property comprises entrance hall, lounge through dining room, separate modern fitted kitchen, three well-proportioned bedrooms, and family bathroom, with white three piece suite.**

**Externally, the property enjoys low maintenance, fully enclosed rear yard.**

**Other attributes include gas heating and part double glazed windows.**

**Ideal first time buy / buy to let investment alike.**

**Early interest highly recommended.**



### 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>	64	72
(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>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

**INVESTORS IN PEOPLE**  
We invest in people Gold

**PRS** Property Redress Scheme

Proudly sponsoring



Awards



**WE ARE MACMILLAN.**  
CANCER SUPPORT