



KARL  
BENNETT  
& CO

*Go For Sold*



6 Paxton Street, Belfast, BT5 4NU  
Offers in the region of £119,950

- Well presented mid terrace
- Bright and spacious lounge open plan to
  - Spacious dining room
- Modern fitted kitchen with ample dining area
  - Two good bedrooms
- Bathroom with a three piece white suite
- Oil fired central heating and majority of upvc double glazed windows
- Within walking distance to Belfast City Centre
  - Popular residential location
- Early viewing comes highly recommended

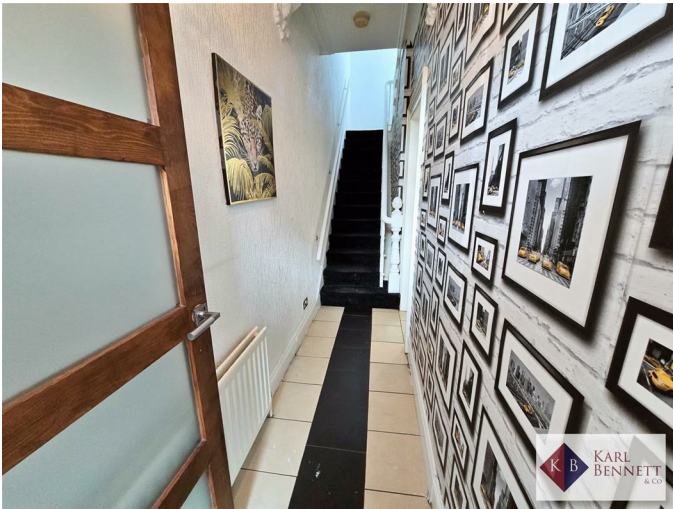
Upvc Front Door



Entrance Porch

Tiled floor and Upvc panelled walls.

Hardwood and glass door



Entrance Hall

Tiled floor.

Lounge into bay window 13'03" x 10'01" (4.04m x 3.07m)



Tiled floor. Open to

Dining room 10'06" x 10'03" (3.20m x 3.12m)



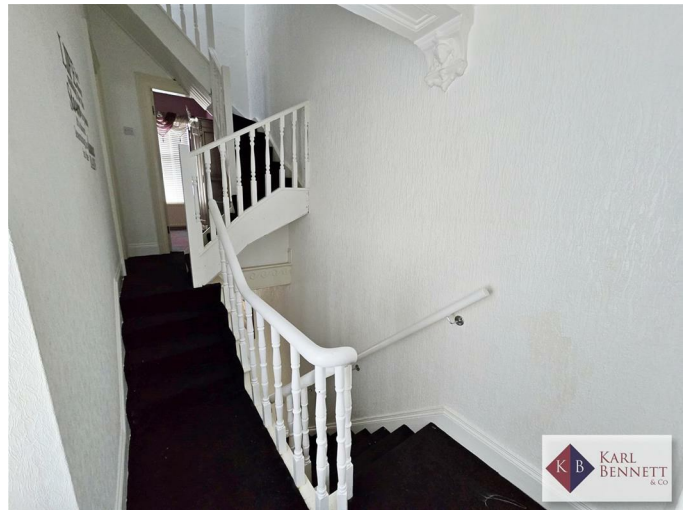
Tiled floor. Storage under stairs. Open to

Modern fitted kitchen 13'08" x 11'08" (4.17m x 3.56m)



Range of high and low level units, stainless steel 1.5 bowl sink with chrome mixer tap. Built in Open and hob with stainless steel chimney extractor fan. Integrated fridge freezer. Plumbed for washing machine. Tiled floor. Part tiled walls.

Upstairs landing



Access to roofspace.

Bedroom 1 13'10" x 10'02" (4.22m x 3.10m)



At widest points

Bedroom 2 10'02" x 7'08" (3.10m x 2.34m)



Laminated wooden floor.

Bathroom 8'06" x 7'08" (2.59m x 2.13m 2.44m)



Three piece white suite comprising low flush wc, pedestal wash hand basin with chrome taps, panel bath with Telephone hand shower and chrome mixer tap, electric shower and glass shower screen. Tiled floor, part tiled walls, part pvc panelled walls. Pvc panelled ceiling with recessed low voltage lighting. Chrome towel radiator. Extractor fan.

Hot press cupboard.

#### Roofspace

Floored with light and velux window.

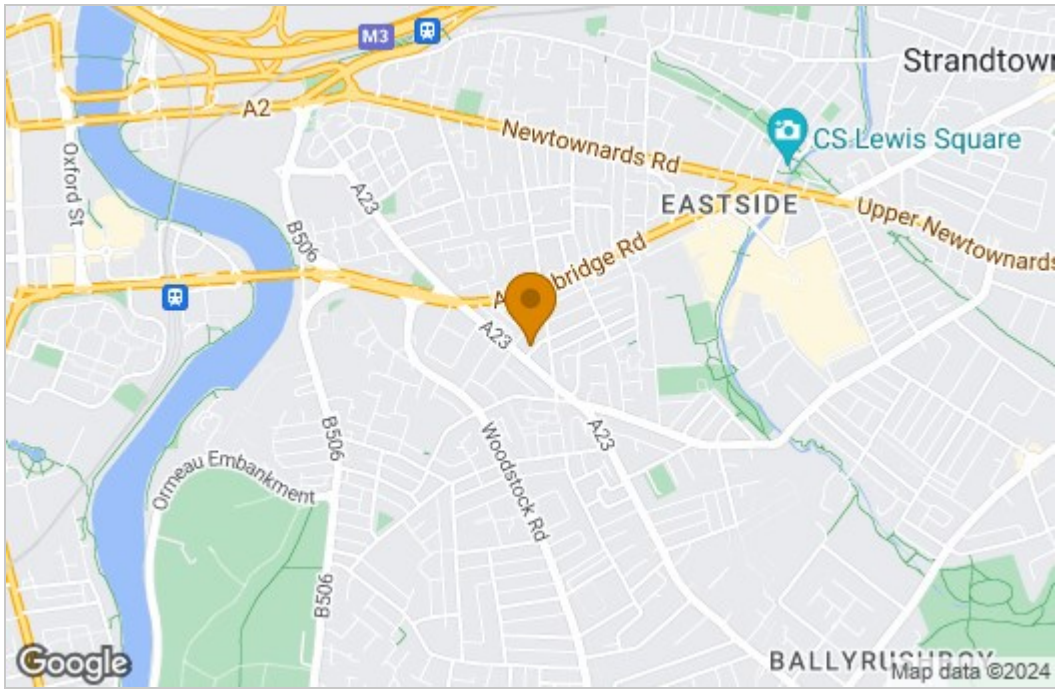
#### OUTSIDE

Enclosed rear yard with oil fired boiler, small garden area to the front.

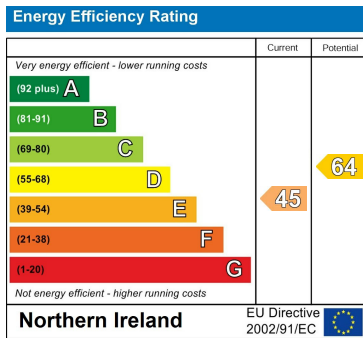
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## Area Map



## Energy Efficiency Graph



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