

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**163 PARK AVENUE, SYDENHAM,
BELFAST, BT4 1LL**

OFFERS AROUND £159,500



Nestled in the heart of the vibrant Sydenham area, this beautifully presented four bedroom terrace offers an exceptional living experience with a perfect blend of modern convenience and classic charm.

Ideal for growing families or those seeking extra space, this property boasts four bedrooms, primary bedroom with ensuite shower room and the forth bedroom on the top floor offering an extra w.c., two reception rooms and a family bathroom plus an attractive rear patio area.

With its bright and airy interiors, well-proportioned rooms and layout, this home provides both comfort and flexibility for modern family life. Also benefitting from the convenience of local amenities, excellent transport links, this property must be viewed to appreciate all it has to offer.



Key Features

- Attractive Four Bed Terraced Property In the Popular Sydenham Area
- Two Bright Reception Rooms
- Modern Fitted Kitchen With Range of Units
- First Floor with Three Generous Sized Bedrooms, Primary With Ensuite Shower Room
- Second Floor with Spacious Fourth Bedroom Benefitting From Additional WC
- Enclosed Attractive Low Maintenance Yard to Rear
- Gas Fired Central Heating and Double Glazing Throughout
- Ideal for First Time Buyers and Home Movers Alike, Early Viewing Advised



Accommodation

Comprises:

Entrance Hall

PVC glazed, front door, cornice ceiling, laminate wooden flooring.

Living Room

12'5 x 10'6

(Into Bay)

Laminate wooden flooring, attractive fireplace.

Dining Room

10'8 x 9'

Laminate wooden flooring, storage under stairs.

Kitchen

9'4 x 6'7

Excellent range of high and low level units, stainless steel sink unit with mixer taps, built in stainless steel oven and ceramic hob, tiled splashback, extractor fan, PVC door leading to covered area.

First Floor

Bedroom 1

10' x 10'

Ensuite Shower Room

White suite comprising: Low flush WC, wash hand basin with mixer taps, shower cubicle, part tiled walls, recessed spotlights.

Bedroom 2

9'2 x 7'8

Bedroom 3

6'7 x 5'6

Bathroom

White suite comprising: panelled bath with mixer taps and telephone hand show, electric wall mounted shower unit, wash hand basin with mixer taps, low flush WC, part tiled walls,

Second Floor

Bedroom 4

17'5 x 10'8

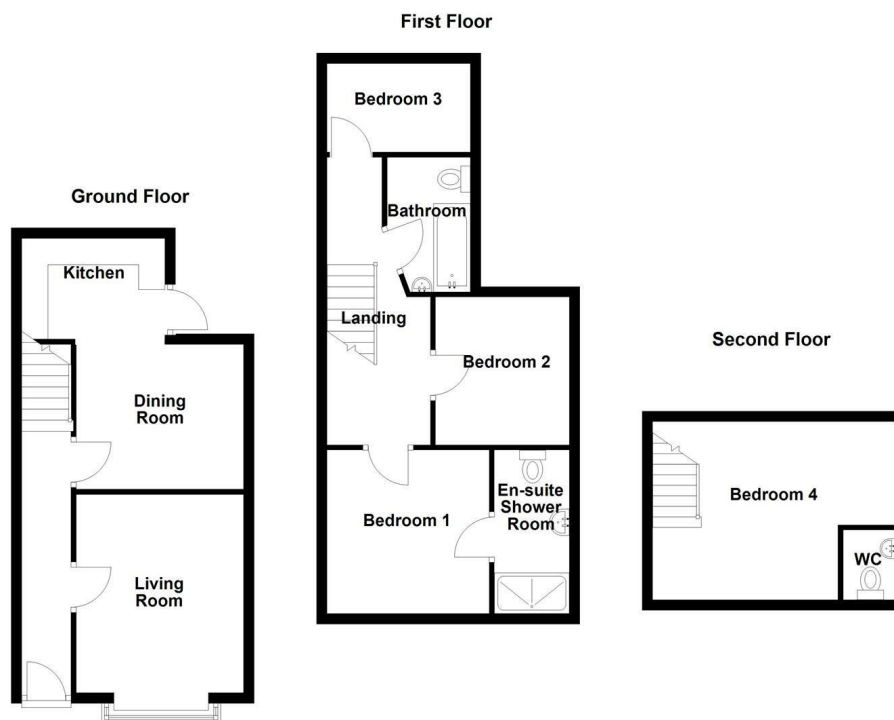
Seperate WC

Low flush WC, wash hand basin.

Outside

Attractive enclosed yard with feature paving and seating area.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Questions you may have. Which mortgage would suit me best?

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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