



KARL
BENNETT
& CO

Go For Sold



64 Sydenham Park, Belfast, BT4 1PW

Offers in the region of £225,000

- Beautifully presented extended semi-detached family home
 - Lounge with solid wooden flooring
 - Extended kitchen / family / dining area
 - Downstairs WC
 - Three good bedrooms
 - Luxury bathroom with a separate shower cubicle
- Gas fired central heating and double glazed windows
 - Popular residential location
 - Early viewing is highly recommended

Upvc front door

ENTRANCE HALL

Solid wooden floor. Feature staircase with oak banister with glass inserts.

LOUNGE: 16'7" x 9'11" (5.05m" x 3.02m")

Into bay window.

Solid wood flooring

KITCHEN OPEN PLAN TO FAMILY DINING: 18'07" x 16'08" (5.66m" x 5.08m")

at widest points.

Excellent range of high and low- level units with stainless steel door handles, laminated work surfaces, stainless steel one and a half bowl sink unit with chrome mixer tap, built in electric oven, built in microwave, four ring electric hob with glass and stainless steel extractor fan. Plumbed for washing machine. Space for tumble dryer. Space for fridge freezer. Wooden floor. Recessed low voltage lighting. Patio doors to rear patio area.

WC

Low flush wc, wash hand basin with chrome taps, chrome towel radiator. Electric meter. Wooden floor. Recessed low voltage lighting.

FIRST FLOOR

LANDING

LANDING

Access to roof space via Slingsby ladder. Recessed low voltage lighting

BEDROOM: (1) 10'05" x 9'07" (3.18m" x 2.92m")

at widest points.

Recessed low voltage lighting.

BEDROOM:(2) 11'01" x 9'06" (3.38m" x 2.90m")

at widest points.

Recessed low voltage lighting.

BEDROOM: (3) 6'11" x 6'09" (2.11m" x 2.06m")

Recessed low voltage lighting.

BATHROOM: 18'05" x 7'01" (5.61m" x 2.16m")

Luxury bathroom suite comprising low flush wc, bath with chrome mixer tap, twin wash hand basins with chrome mixer taps, shower cubicle with thermostatically controlled shower. two Chrome towel radiators. Fully tiled walls and tiled floor. Recessed low voltage lighting. wall mounted TV. Cupboard with gas boiler.

OUTSIDE

FRONT GARDEN

Driveway to the side of the house

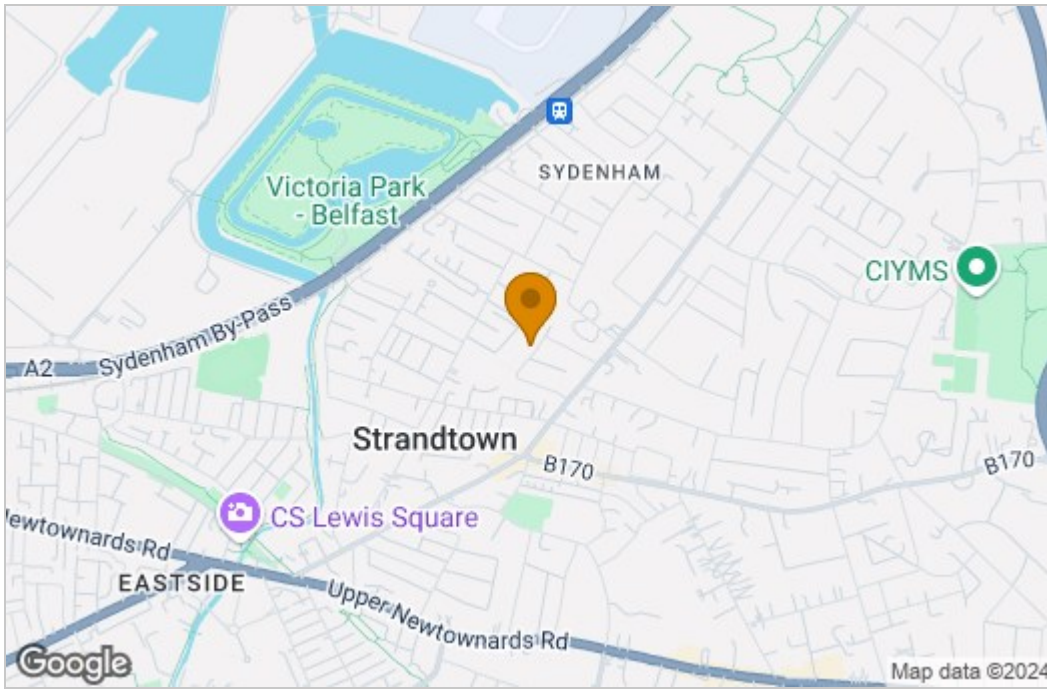
REAR GARDEN

Paved patio area with steps to garden laid in lawn.

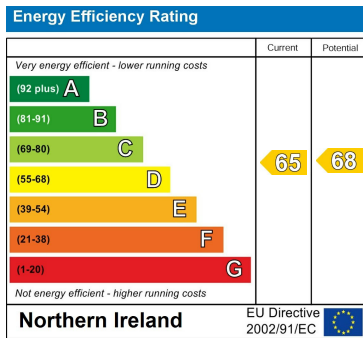
DISCLAIMER

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 the employment of Karl Bennett & Company has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph



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.