

## 10 Seascope Parade , Belfast, BT15 3NQ

**Offers In The Region Of  
£119,950**

A Magnificent Double Extended Town Terrace In A Most Sought After Location.

Holding a quite cul-de sac location this magnificent home will have immediate appeal. The spacious interior benefits from a double extension to the rear offering spacious accommodation with 3 bedrooms, 2 reception rooms to include extended dining room, fitted kitchen and white bathroom suite. The dwelling further offers lobby with utility cupboard, upvc double glazed windows, oil fired central heating and has benefited from reroofing. Ideally suited to the young married couple or first time buyer with the perfect location close to the city with excellent local shopping and leisure amenities all within walking distance makes this a home not to be missed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	



# 10 Seascape Parade

, Belfast, BT15 3NQ



- Double Extended Town Terrace
- Cul De Sac Position
- Oil Central Heating
- 3 Bedrooms 2 reception Rooms
- Upvc Double Glazed Windows
- Excellent Fitted Kitchen
- Bathroom in White Suite
- Reroofed 2007
- Convenient Location

## Entrance Hall

Upvc double glazed entrance door.

## Lounge

13'9" x 9'10" (4.20 x 3.00)

Panelled radiator.

## Extended Dining Room

9'0" x 8'8" (2.76 x 2.65)

Double panelled radiator.

## Kitchen

13'9" x 10'4" (4.21 x 3.16)

Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, stainless steel extractor fan, integrated dishwasher, fridge/freezer space, partly tiled walls, porcelain tiled floor.

## Lobby

Utility cupboard plumbed for washing machine, tumble dryer space, Upvc double glazed rear door.

## First Floor

Landing, recessed lighting.

## Extended Bedroom

12'6" x 8'0" (3.83 x 2.46)

Recessed lighting, panelled radiator.

## Bedroom

13'11" x 10'0" (4.25 x 3.07)

Recessed lighting, panelled radiator.

## Bathroom

White suite comprising panelled

bath, telephone hand shower, electric shower, pedestal wash hand basin, low flush wc, partly tiled walls. ceramic tiled floor.

## Bedroom

10'4" x 7'11" (3.15 x 2.43)

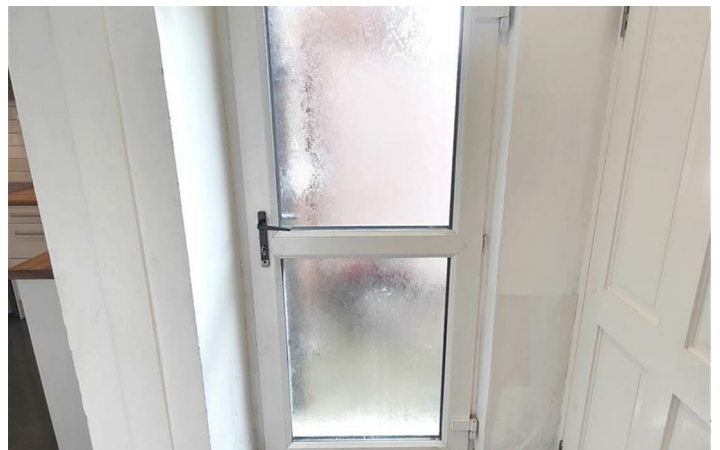
Recessed lighting, panelled radiator.

## Outside

Hard landscaped gardens front and south facing rear in lawn. boiler house oil boiler, oil tank.

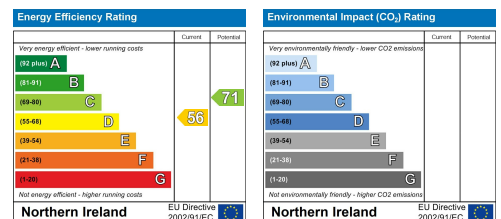


## Directions



# Floor Plan

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