

## 9 Seaholm Parade , Belfast, BT15 3NR

**Offers Around £99,950**

Handsome Extended Red Brick Double Fronted Town Terrace With Delightful Open Aspect To Front.

Holding a superb position within this highly regarded location with open aspect to front this attractive town terrace will have immediate appeal. The accommodation comprises 2 bedrooms, 2 reception rooms, extended fitted kitchen and bathroom in coloured suite. The dwelling further offers uPvc double glazed windows and exterior doors, gas fired central heating, Upvc fascia and eaves and has benefited from re-roofing in past years. Hard landscaped gardens in patio combines with fantastic potential in this sought after position to make this an opportunity not to be missed - Internal inspection highly recommended.

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

# 9 Seaholm Parade

, Belfast, BT15 3NR



- Extended Red Brick Town Terrace
- Gas Central Heating
- Bathroom In Coloured Suite
- Highly Regarded Location
- 2 Bedrooms 2 Reception Rooms
- Upvc Double Glazed Windows
- Reroofed
- Extended Fitted Kitchen
- Pvc Facia And Eaves
- Open Aspect To Front

## Entrance Hall

UPvc double glazed entrance door.

## Lounge

13'8" x 9'8" (4.19 x 2.97)

Attractive fireplace, wood laminate floor, double panelled radiator.

## Extended Kitchen

9'9" x 6'5" (2.98 x 1.96)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, cooker space, plumbed for washing machine,

fridge/freezer space, panelled radiator, Upvc double glazed rear door.

## Livingroom

14'0" x 8'11" (4.27 x 2.73)

Wood laminate floor, double panelled radiator, storage cupboard.

## First Floor

Landing, panelled radiator.

## Bedroom

13'6" x 9'9" (4.14 x 2.98)

Wood laminate floor, panelled radiator

## Bathroom

Coloured suite comprising panelled bath, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, fully tiled walls, panelled radiator.

## Bedroom

8'0" 8'0" (2.46 2.45)

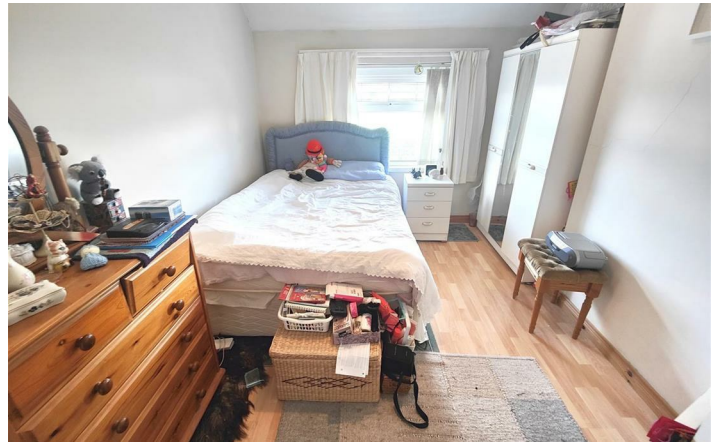
Panelled radiator, concealed gas boiler.

## Outside

Hard landscaped gardens front and rear in patio, garden shed.



## Directions



# Floor Plan

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.



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