



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 | | | |
| Northern Ireland | | 67 | 72 |
| 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)

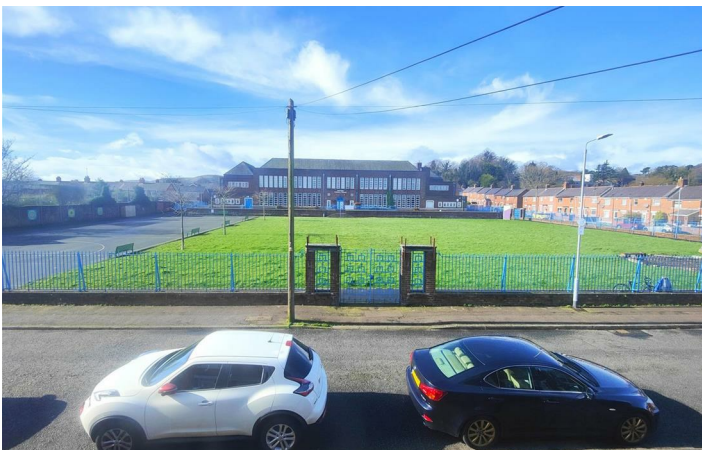
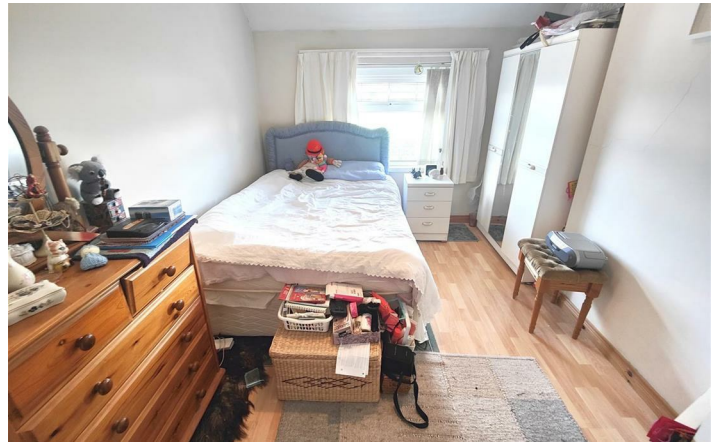
Panelled radiator, concealed gas boiler.

Outside

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



Directions

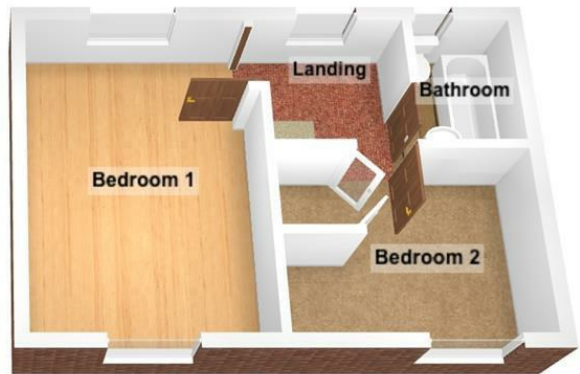


Floor Plan

9 Seaholm Parade, BELFAST, BT15 3NR



Ground Floor

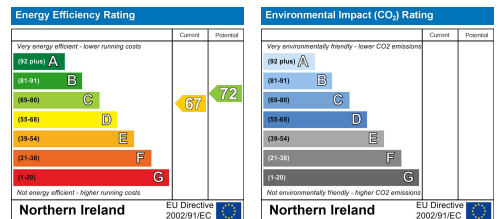


First Floor

Total Area: 56.9 m² ... 612 ft²

All measurements are approximate and for display purposes only

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