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4 Willowholme Parade

Belfast
BT6 8NY

Offers In Region Of £127,500

4 WILLOWHOLME PARADE, BELFAST, BT6 8NY

- **Superb Semi Detached Home**
- **Two Bedrooms**
- **Lounge**
- **Kitchen With Breakfast Area**
- **Bathroom With Matching Suite**
- **Enclosed Rear Yard**
- **Gas Fired Central Heating & Double Glazed Windows**
- **Convenient Location Close To Local Amenities And Public Transport Links**

This property is located in a highly popular residential area between the Castlereagh and Upper Newtownards Road's, just off Grand Parade.

This style of property is traditionally very popular with adaptable accommodation to suit a variety of tenants.

The accommodation comprises of a through lounge/dining room, fitted kitchen, two bedrooms and bathroom at first floor level.

There is also an enclosed yard to the rear.

Furthermore, the property benefits from gas fired central heating and double glazed windows.

In good condition and tastefully decorated throughout, we would recommend viewing to appreciate the full potential of this property.



PROPERTY COMPRISES

uPVC entrance door with glazed panels, leading to entrance hall.

ENTRANCE HALL Stairs to first floor.

LOUNGE 15' 4" x 11' 3" (4.67m x 3.43m) Fireplace with tiled surround and hearth, under stairs storage cupboard.

KITCHEN/DINING 14' 1" x 6' 10" (4.29m x 2.08m) Range of fitted high and low level units with granite effect work surfaces, stainless steel single drainer sink unit with mixer tap, tiled splash back, integrated 4 ring hob, integrated stainless steel under oven, stainless steel extractor canopy, tiled floor, plumbed for washing machine, uPVC door with glazed panels leading to rear.

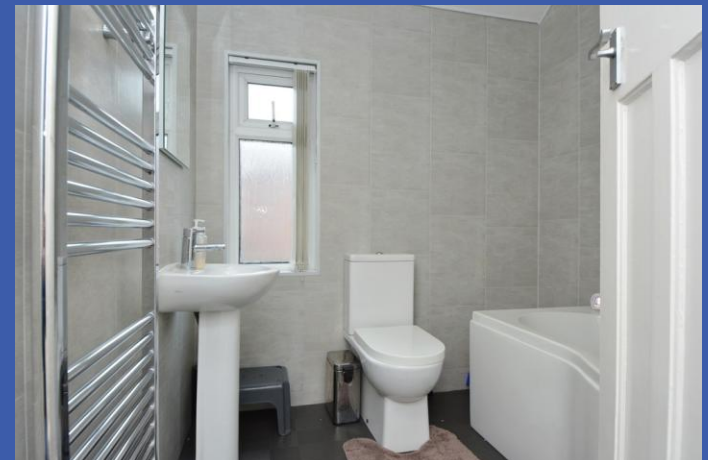
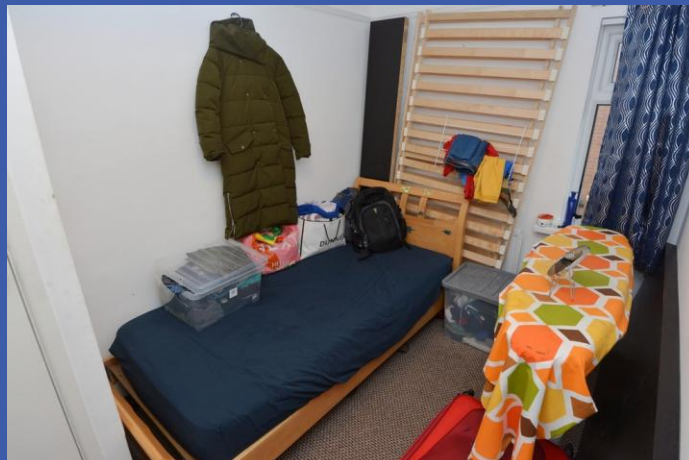
FIRST FLOOR LANDING

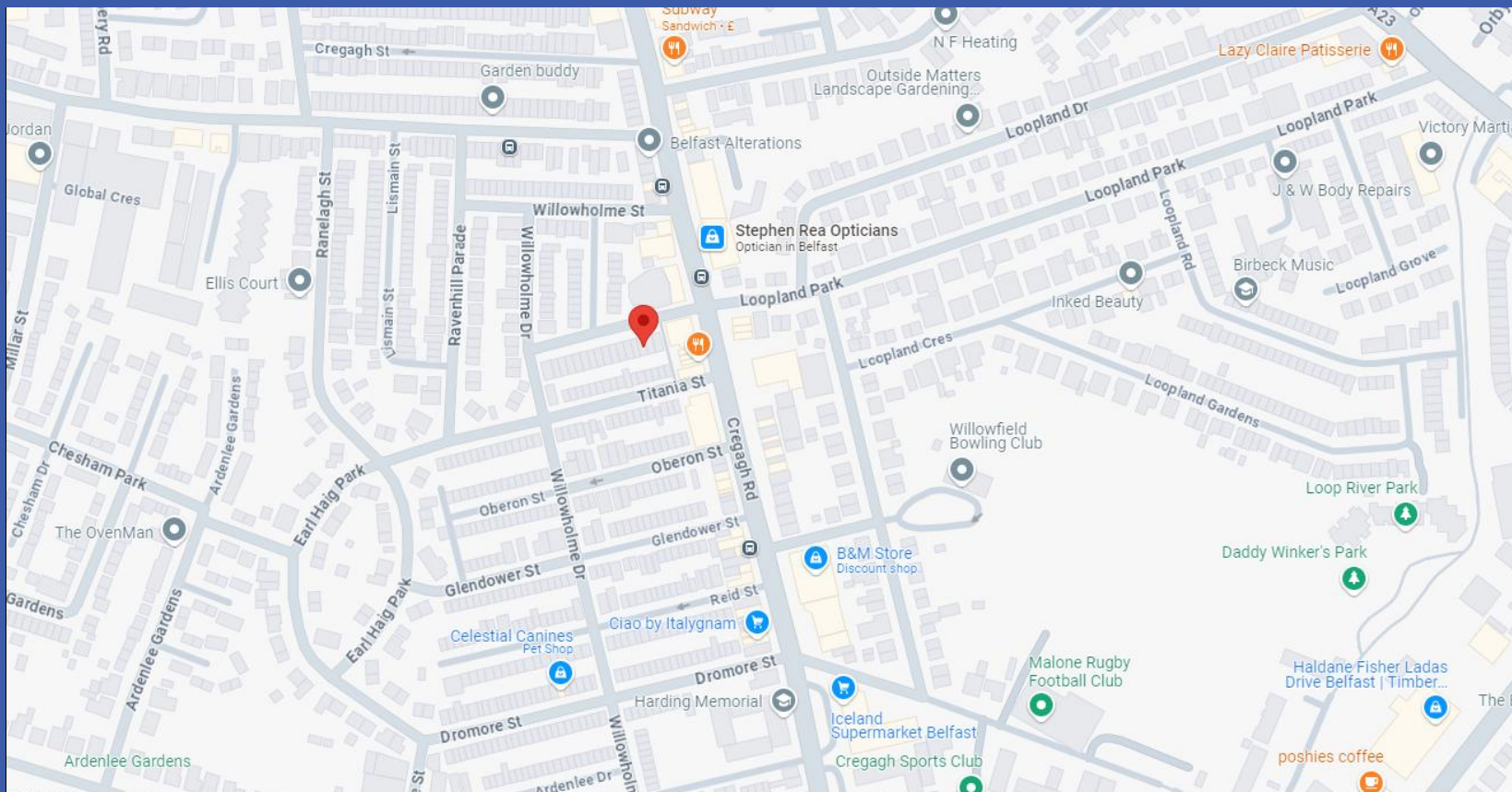
BEDROOM 14' 2" x 9' 7" (4.32m x 2.92m) (@ widest points) Picture rail.

BEDROOM 10' 3" x 6' 10" (3.12m x 2.08m) Picture rail, cupboard containing Worcester gas fired boiler.

BATHROOM Bath suite comprising of a shower bath, low flush WC, pedestal wash hand basin, stainless steel towel radiator, uPVC tongue and groove panelled ceiling, recessed low voltage spotlights.

OUTSIDE Enclosed rear yard.





Directions:

TT has confirmed to be at the property for access

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	68 D
39-54	E		
21-38	F		
1-20	G		



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