



# 10 KERRSLAND PARADE

Belfast, BT5 6EP

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*Offers around* **£225,000**

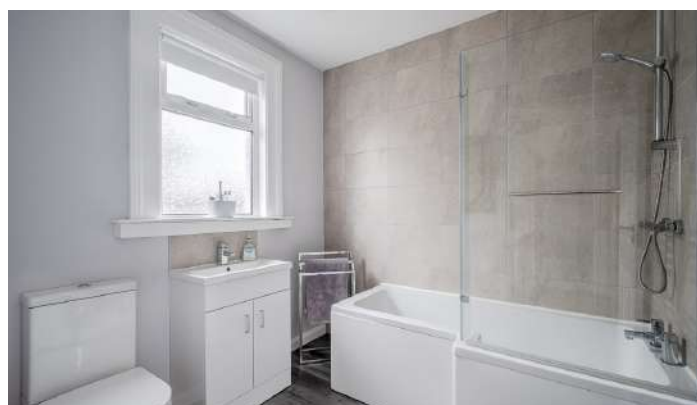


SEMI-DETACHED | 3  | 1  | 2 

Located in the middle of Ballyhackamore Village in East Belfast, 10 Kerrsland Parade is a fantastic three-bedroom semi-detached property with nothing left to do but simply move in.

## KEY FEATURES

- Within Walking Distance to both Ballyhackamore and Belmont Villages with Their Vast Array of Restaurants, Coffee Shops and Boutiques
- 10 Minute Drive to George Best Belfast City Airport and 15 Minute Drive to Central Belfast
- Within the Catchment Area to Many Local Leading Primary and Secondary Schools
- Front Lounge with Bay Window
- Bespoke Fitted Modern Kitchen Open Plan to Ample Living and Dining Space
- Three Well Proportioned Bedrooms
- Modern Fitted Family Bathroom with White Suite
- Enclosed Private Rear Courtyard
- Garage, Excellent for Storage
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Broadband Speed - Ultrafast
- Early Viewing Highly Recommended



## ROOM DETAILS

### *Ground Floor*

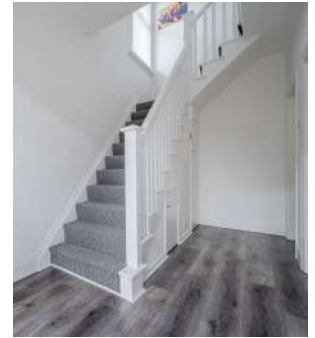
- Reception Hall
- Front Lounge  
14'6" x 11'4"
- Kitchen Open Plan to  
Living and Dining Space  
19'8" x 17'8"

### *First Floor*

- Bedroom One  
11'8" x 10'
- Bedroom Two  
11'7" x 9'9"
- Bedroom Three  
8'4" x 7'5"
- Bathroom

### *Outside*

- Paved Rear Garden
- Artificial Grass Area
- Driveway Laid in  
Concrete
- Detached Garage  
13'9" x 7'9"





## DIRECTIONS

*Travelling along the Upper Newtownards Road in the direction of Ballyhackamore, turn right on to Kerrsland Parade. No 10 is on the left hand side.*



## THE LOCAL AREA

*East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.*

ENERGY EFFICIENCY RATING		
	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	68	70
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>NOT energy efficient - higher running costs</i>		

Scan QR Code - for floor plans and to arrange a viewing.



## OUR BRANCHES

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