



17 Sandhurst Gardens, Belfast, BT9 5AW

Price Guide £165,000

We are pleased to present this excellent mid-terrace property located in the heart of Stranmillis Village. Within easy walking distance to the many surrounding amenities including shops, restaurants, Botanic Gardens & Queens University. The accommodation comprises large living / dining room, fitted kitchen, two double bedrooms and first floor bathroom suite. Further benefits include gas fired central heating, PVC double glazed windows and floored roofspace. This home will appeal to a range of buyers such as, an investor wishing to add to their portfolio, owner occupiers wishing to relocate or parents buying for children attending further education. Outside there is a patio to front and enclosed yard to rear. View now to avoid disappointment.

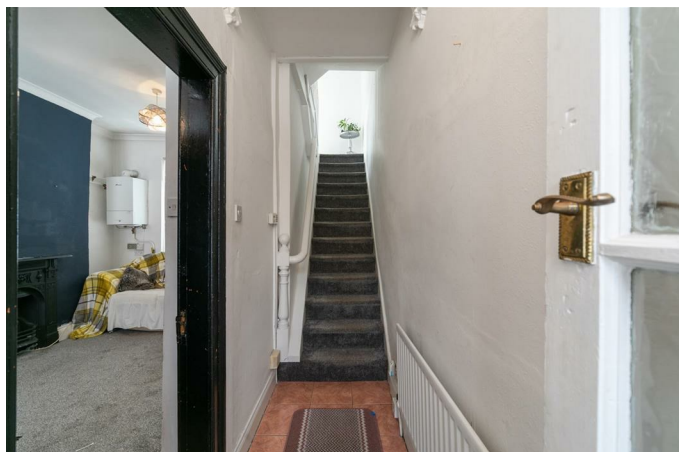
- Mid Terrace Property
- Modern Kitchen
- First Floor Bathroom
- Gas Fired Central Heating
- Ideal Location
- Open Plan Living / Dining
- Two Bedrooms
- Floored Roofspace
- Pvc Double Glazing

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	38	51
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR
ENTRANCE**



Hardwood front door with tiled porch.

LIVING / DINING 22'11" x 9'6" (7.0 x 2.9)



Laminate flooring.

KITCHEN 10'2" x 6'2" (3.1 x 1.9)



Range of high and low level units, formica worksurfaces, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, part tiled walls and tiled

floor. Storage under stairs. Access to rear yard.

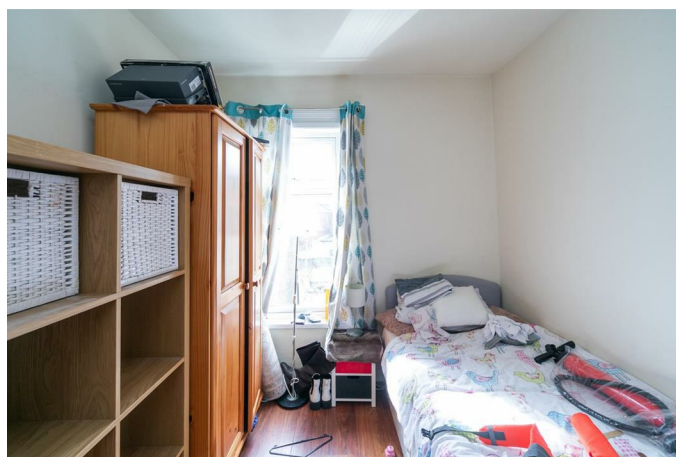
ON THE FIRST FLOOR

BEDROOM ONE 13'1" x 9'10" (4.0 x 3.0)



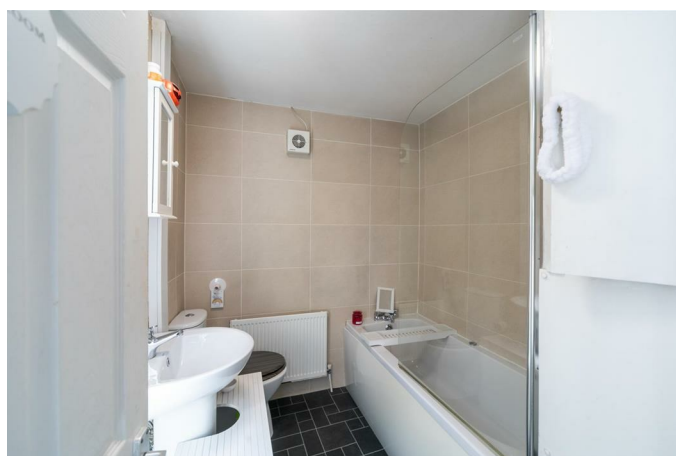
Laminate flooring with built in storage.

BEDROOM TWO 9'10" x 7'6" (3.0 x 2.3)



Laminate flooring

BATHROOM



White suite comprising low flush W.C, pedestal wash hand basin, panel bath with electric shower over, extractor fan, fully tiled walls and built in storage.

ON THE SECOND FLOOR

ATTIC 9'10" x 7'2" (3.0 x 2.2)



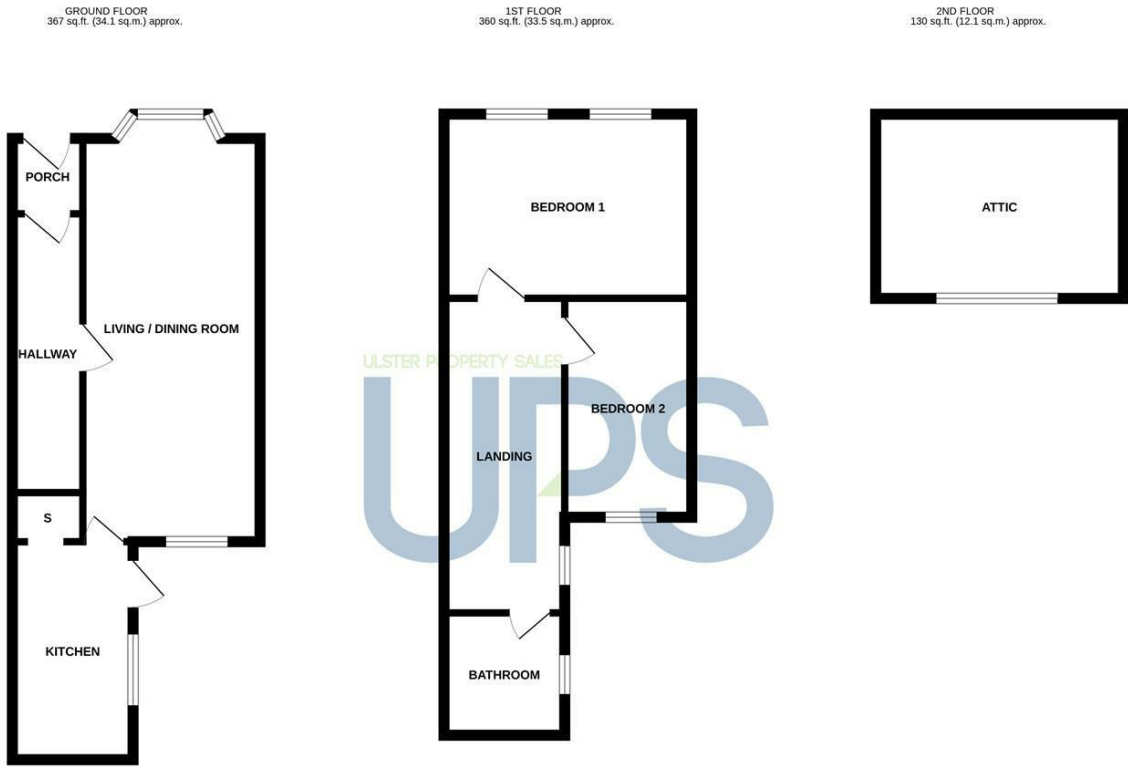
Eaves storage.

OUTSIDE



Enclosed yard to rear.

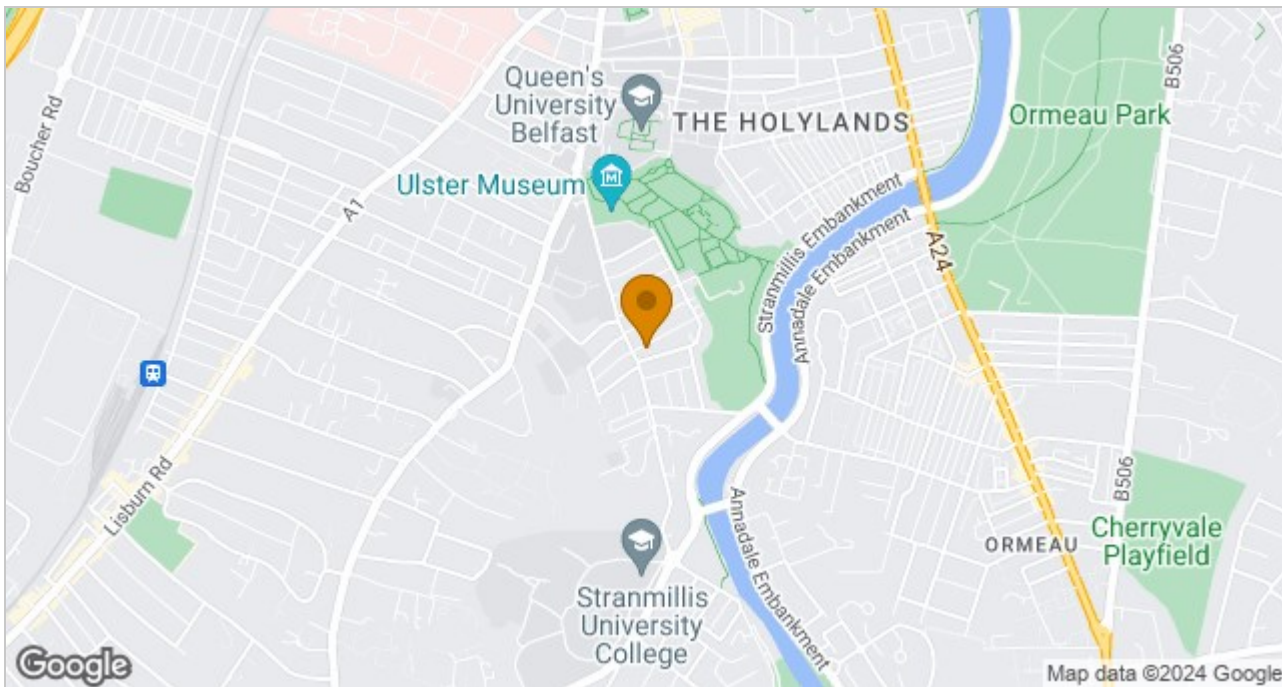
Floor Plan



TOTAL FLOOR AREA : 857 sq.ft. (79.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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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