



Ideally situated in a quiet street between the Sandown and North Roads, this delightful semi-detached is sure to have wide appeal.

The bright and spacious layout comprises hallway, lounge open plan to dining and separate kitchen. Upstairs are three bedrooms plus main bathroom. An additional feature is the fixed staircase leading to a fully floored attic that could be utilised as a fourth room. Externally, lean to car port leads to a detached garage, low maintenance private rear garden plus a large timber summer house – perfect for entertaining.

A highly convenient location with the various local amenities of Ballyhackamore, Belmont and Bloomfield close to hand including shops, restaurants, schools and parks. Belfast City Centre can be accessed via several arterial routes making it ideal for those wishing to commute.

Offers Around
£210,000

54 Sandhill Parade,
BELFAST,
BT5 6FH

Viewing by
appointment
through agent
028 9042 4747



- Delightful semi-detached property
- Ideally situated between the North and Sandown Roads
- Hallway
- Living room open plan to dining
- Separate kitchen
- Three well-proportioned bedrooms
- Main bathroom
- Fixed staircase leading to floored attic with heating, radiators and window
- (Could be utilised as an additional room)
- Oil fired central heating
- uPVC double glazed windows
- Concrete driveway leading to car port
- Detached matching garage
- Large timber summer house with light and power
- Highly convenient location with the various local amenities of Ballyhackamore, Belmont and Bloomfield
- Within proximity to Belfast city centre making it ideal for those wishing to commute

The Property Comprises:

Ground Floor

uPVC double glazed front door.

HALLWAY:



LIVING ROOM OPEN PLAN TO DINING: 24' 7" x 9' 6" (7.5m x 2.9m) Feature fireplace with ornate oak surround with cast iron and decorative tiled inset and slate hearth.



KITCHEN: 11' 10" x 7' 3" (3.6m x 2.2m) Fitted kitchen with range of high and low level units, laminate work tops, built-in Beko electric oven, built-in Hotpoint four ring ceramic oven and stainless steel extractor fan. Space for washer/condenser dryer, stainless steel single drainer sink unit with mixer tap, hardwood glazed door to exterior.



First Floor

BEDROOM (1): 11' 2" x 10' 2" (3.4m x 3.1m) Outlook to front.



BEDROOM (2): 11' 6" x 9' 10" (3.5m x 3m)



BEDROOM (3): 7' 7" x 7' 3" (2.3m x 2.2m)



BATHROOM: Coloured bathroom suite comprising corner bath with body jets, Aqualisa shower over, wash hand basin, low flush wc, part tiled walls, ceramic tiled floor.



LANDING: Fixed staircase to:

FLOORED ROOFSPACE: 17' 9" x 9' 10" (5.4m x 3m) Velux window, radiator, light and power. Currently utilised as additional bedroom accommodation. Storage in eaves.



Outside

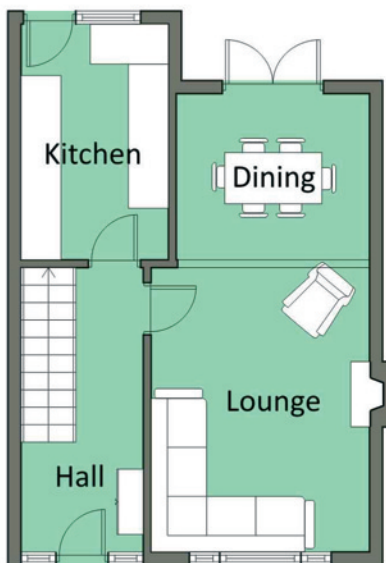
Concrete driveway leading to lean to car port.

Enclosed low maintenance rear garden.



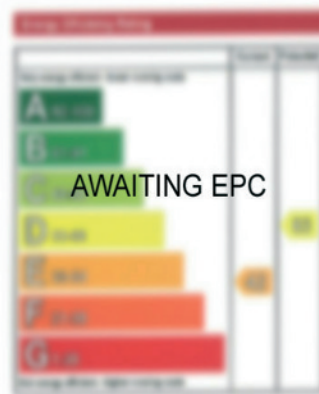
LARGE TIMBER SUMMER HOUSE: 20' 0" x 17' 9" (6.1m x 5.4m) (L-Shaped and at widest points). Light and power. Built-in bar and seating area.

DETACHED GARAGE: 23' 11" x 10' 10" (7.3m x 3.3m) Roller door, light and power.



Location:

Travelling down the Sandown Road from Ballyhackamore, turn right onto Clara Road which becomes Sandhill Parade. Number 54 is located on the right hand side.



North Down - 028 90 42 4747

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

www.templetonrobinson.com

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