



3 Springvale Parade

Belfast, BT14 8DB

Asking price

£110,000



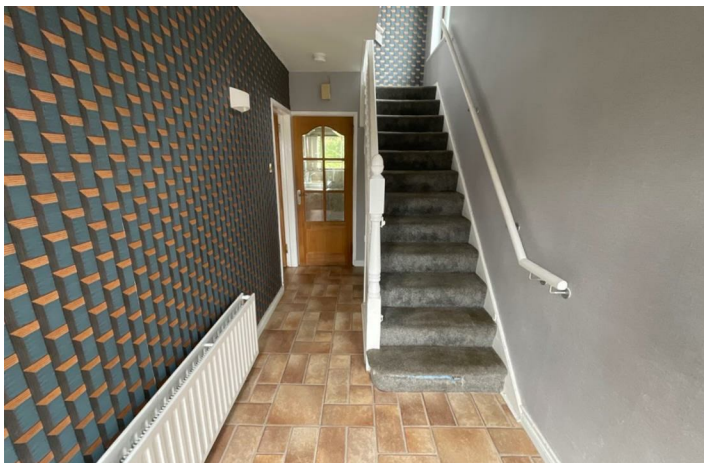
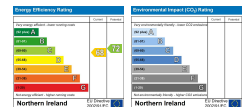
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Priced to allow for significant modernisation this is an excellent opportunity to acquire a property in a highly regarded residential location which is primed as a fixer-upper or for those looking to add value for re-sale in the future.

Internally the dwelling comprises of an entrance hall, bright reception, fitted kitchen with dining space, classic white bathroom suite and three well proportioned bedrooms. Outside there is off-street parking and gardens front and rear.

The property further benefits from gas fired central heating, uPVC double glazing, floored roof space with dormer window and all within a sought-after cul-de-sac location.

The property is located close to many leading shops, schools and amenities including Ligoneil Health Centre, Iceland and Ballysillan Leisure Centre. It also shares excellent transport links with Belfast City Centre.

Contact Rea Estates now for further details or to arrange an appointment to view.

Ground Floor

Entrance Hall

PVC front door with smoked glass inset, tile effect laminate flooring, double panelled radiator, under stair storage, stairs leading to first floor

Living Room 14'0" x 10'6" (4.27m x 3.22m)

Into bay, wood laminate flooring, double panelled radiator

Kitchen 12'2" x 17'3" (3.72m x 5.27m)

Fitted kitchen with a variety of high and low level units, tiled splash backs and contrasting worktops, bowl and a half sink and drainer, integrated double oven and hob with extractor hood, recessed lighting, back door leading to rear garden, tiled flooring, panelled radiator, patio door leading to rear garden

First Floor

Landing

Enclosed storage cupboard housing gas boiler, access to floored roof space with dormer window

Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basin and walk-in electric shower, wet room flooring, PVC clad walls, heated towel rail

Front Bedroom 10'11" x 9'7" (3.35m x 2.93m)

Vinyl flooring, panelled radiator

Rear Bedroom 11'5" x 9'11" (3.50m x 3.03m)

Built-in wardrobes, panelled radiator

Third Bedroom 7'11" x 7'4" (2.42m x 2.24m)

Enclosed storage cupboard, vinyl flooring, panelled radiator

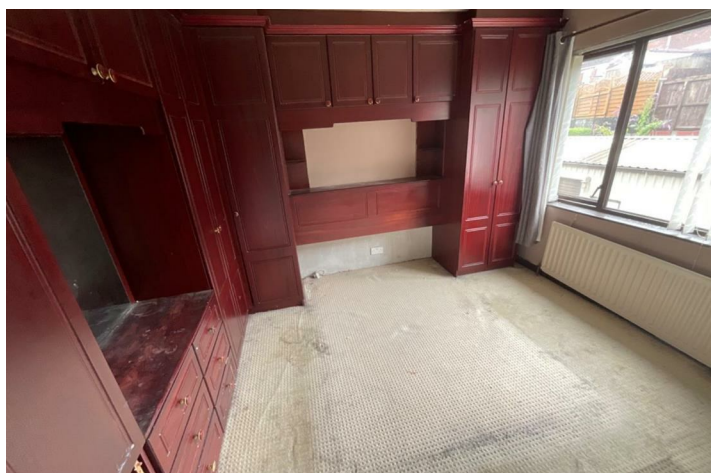
Outside

Front

Mature elevated garden laid out in lawn with a variety of shrubs and trees, brick privacy wall with metal entrance gate, off-street parking

Rear

Elevated gardens with spacious patio area, brick privacy wall with metal gate leading to front of property



Road Map



Hybrid Map



Terrain Map



Floor Plan

VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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