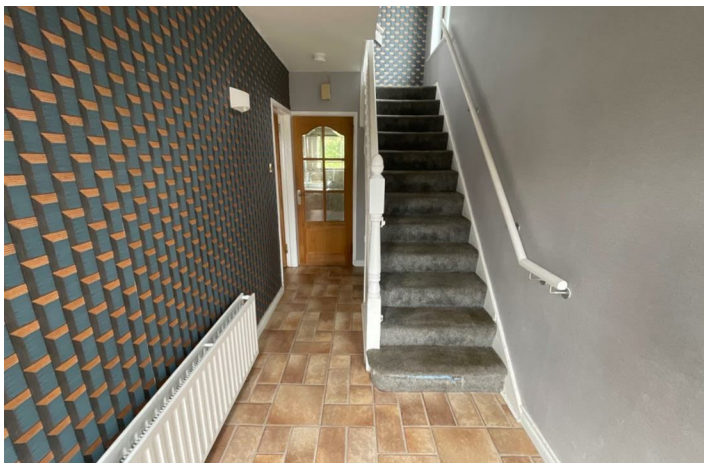
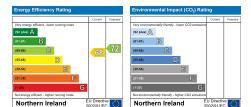




3 Springvale Parade  
Belfast, BT14 8DB

Asking price  
£110,000



# 3 Springvale Parade

, Belfast, BT14 8DB

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## PUBLIC NOTICE

Rea Estates are now in receipt of an offer for the sum of £100,000 for 3 Springvale Parade, Belfast, BT14 8DB. Anyone wishing to place an offer on this property should contact Rea Estates, 15-17 Woodvale Road, Belfast, BT13 3BN before exchange of contracts.

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 cladded 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**

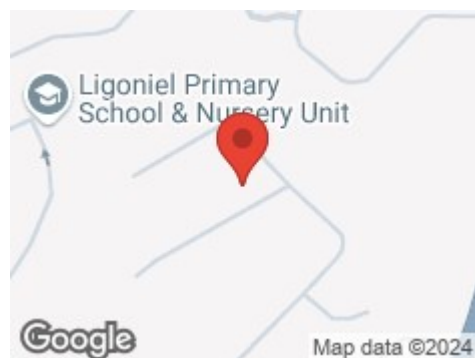
Mature elevated garden laid out in lawn with a variety of shrubs and trees, brick privacy wall with metal entrance gate, off-street parking

#### **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

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.