



HMK Property  
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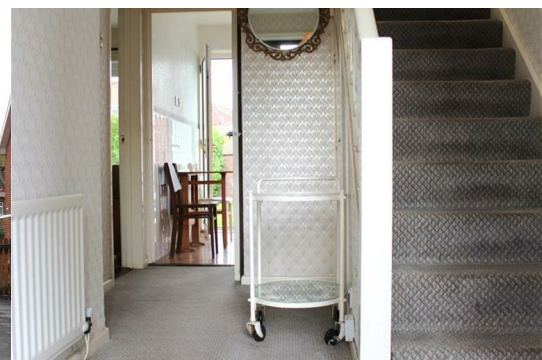
## 46 Sandhill Park

, Belfast, BT5 6DS

Offers over £169,950



HMK Property is delighted to bring No.46 Sandhill Park to the sales market. This beautiful three bedroom semi detached home is located in the Orangefield area, with a short distance from the vibrant Ballyhackamore village, with its array of shops, restaurants and local amenities this is a perfect location for families and young professional's alike. Internally there is a bright, spacious hallway leading to a spacious front lounge with bay window, separate kitchen and an additional living room to the rear with a gas fire, with sliding doors leading onto a sunny, laid in lawn garden, perfect for entertaining. There are three well proportioned bedrooms, family bathroom, and insulated roof space. uPVC windows throughout and oil fired central heating. There is a detached garage with light and power, leading onto a paved side driveway with ample parking for two cars, there is also a small well kept laid in lawn garden at the front and ample off street parking. This property is priced to allow for modernisation and early viewing is recommended. To arrange a viewing at 46 Sandhill Park, Belfast, contact MHK Property today on 02890397712.



**ENTRANCE HALL 15'4" x 6'0" (4.68m x 1.84m)**

Coming into the property you will be struck by how bright and airy the entrance hall is, it has beautiful ornate banisters and under stairs storage, skirting boards and carpeted throughout.

**KITCHEN 11'4" x 7'3" (3.47m x 2.23m)**

The kitchen has dual aspect uPVC windows and has a lovely bright homely feel to it, it is 'L' shaped with direct access to the garage and garden perfecting for entertaining or keeping an eye on little ones playing in the garden. It has vinyl flooring and wooden kitchen units.

**FRONT LOUNGE 13'6" x 10'5" (4.13m x 3.20m)**

The front lounge has a lovely bay uPVC window and bright and airy spacious feel to it with skirting boards and cornice ceiling.

**LIVING ROOM**

The living room is at the back of the property with patio doors leading onto a sunny aspect garden, again perfect for entertaining and outdoor/indoor living. It has a gas fire with brick fireplace surround, carpeted throughout with cornice and skirting boards.

**First floor**

Carpeted landing with large picture window leading to...

**BATHROOM 7'10" x 7'8" (2.40m x 2.36m)**

The bathroom has laminate flooring and fantastic storage cupboard, partially tiled walls with a ceramic sink. low flush W/C, and frosted uPVC window.

**BEDROOM ONE 12'5" x 9'2" (3.79m x 2.81m)**

A large double bedroom situated at the back of the property, it has a large uPVC picture window overlooking a sunny garden and patio, with carpet and skirting boards.

**BEDROOM TWO 11'10" x 9'4" (3.61m x 2.85m)**

The second bedroom is situated at the front of the property, with a large picture uPVC window overlooking the front of the property. Carpeted and cornice ceiling.

**BEDROOM THREE 8'8" x 7'3" (2.65m x 2.22m)**

Bedroom there has built in storage cupboard with a uPVC windows and carpeted. This would be an excellent nursery, study or playroom.

**ROOFSpace**

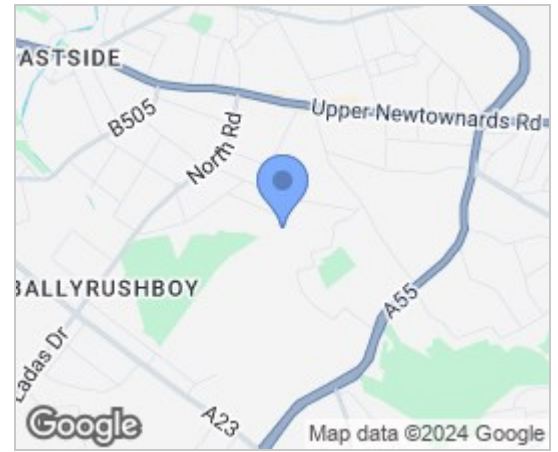
The roof space is insulated with the potential for a conversion, subject to building control and necessary planning consent.

**Outside**

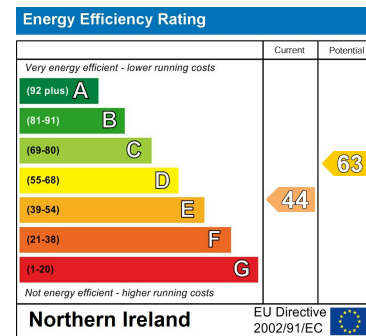
**OUTSIDE**

To the front of the property there a side driveway with enough room for at least two cars and ample on street parking, there is a well kept small garden laid in lawn to the front also. The side driveway leads onto a fantastic detached garage with light and power. To the rear of the property there is a private back garden which is well kept and has a sunny aspect. There is also a pretty patio area for outdoor dining, perfect for summer evening entertaining and safe enough to keep little ones under a watchful eye.

## Area Map



## Energy Efficiency Graph



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