



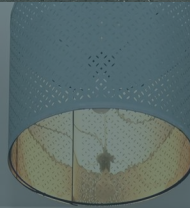
NICHOLAS
RESIDENTIAL



22 Southland Dale

, Belfast, BT5 7LD

Asking price £149,950



Located in the Braniel, East Belfast, this attractive semi-detached house offers a delightful blend of comfort and convenience. With local schools, shops, and transport links to the city centre just a short walk away, this home is ideally situated for those who appreciate both tranquillity and accessibility.

Downstairs comprises a welcoming entrance hall that leads into a spacious living room, bathed in natural light from a large picture window. This area flows seamlessly into a contemporary fitted kitchen, which boasts ample dining space. Upstairs, you will find three generously sized bedrooms and a modern bathroom featuring a stylish three-piece suite.

Externally, the property benefits from a low-maintenance garden at the front, providing off-street parking for your convenience. The rear garden features a well-kept lawn, a Tobermore patio area & an outbuilding for storage.

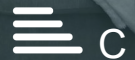
Rates are £796.08 per year.

Call 02890 388383 to arrange your personal viewing today!

- A superb semi-detached property in the popular Braniel area
- Spacious living room open plan to kitchen
- Fantastic kitchen with dining space and patio doors to the garden
- Multi-fuel stove requires flue and building control
- Three well-proportioned bedrooms
- Modern bathroom with a white three piece suite
- Gas fired central heating and double glazed throughout
- Private rear garden with a Tobermore patio with red brick storage shed providing storage
- Low maintenance front garden providing off-street parking
- Convenient location with a great range of local amenities

Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.



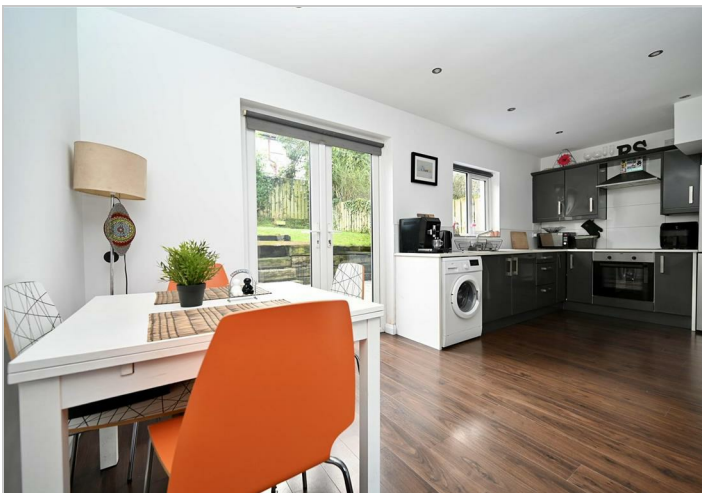
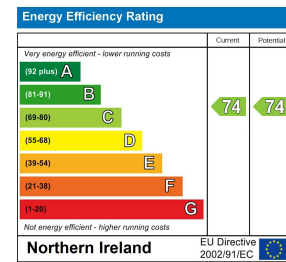
Floor Plan



Area Map



Energy Efficiency Graph



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3 Wellington Park, Belfast, Antrim, BT9 6DJ

Tel: 02890388383 Email: info@nicholasresidential.co.uk <https://www.nicholasresidential.co.uk>