



## 41 SANDBROOK PARK

Belfast BT4 1NL

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*Offers Around*

**£139,950**



HOUSE - TERRACED | 3  | N&B  | 1 

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This well-presented mid-terrace property is located in the ever sought after Sydenham area and is within walking distance of the bustling Belmont Road and picturesque Victoria Park. Also nearby are many local amenities including Connswater Shopping Centre, the SSE Arena and Ballyhackamore Village. The property is ideally positioned to offer ease of access to Belfast City Centre via bus and train routes and Belfast City Airport for the daily commuter.

The property comprises of an entrance hall, living/dining room open plan to a modern fitted kitchen, enclosed rear yard, three well-appointed bedrooms and fitted bathroom with white suite. The property further benefits from UPVC double glazing and gas fired central heating.

This home is sure to create immediate interest with first time buyers, young professionals and investors alike. With such strong demand for properties in this area, we recommend your earliest internal appraisal.





## ROOM DETAILS

### FRONT DOOR:

uPVC double glazed front door and side light into spacious reception hall.

### SPACIOUS RECEPTION HALL:

Ceramic tiled floor, access to electric meter.

### LIVING / DINING ROOM:

(10'2" x 9'11")  
Ceramic tiled floor, dual aspect windows, low voltage recessed spotlighting.

### KITCHEN:

(15'1" x 10'0")  
Kitchen with excellent range of high and low level units, stainless steel fittings, laminate worktop, stainless steel sink and chrome mixer taps, tiled splashback, plumbed for washing machine, built-in low level Indesit oven, four ring ceramic hob, stainless steel extractor hood above, space for fridge freezer, uPVC double glazed access door and side light to rear courtyard.

### STAIRS TO FIRST FLOOR LANDING:

### FAMILY

### BATHROOM:

White suite comprising low flush WC with push button, pedestal wash hand basin, chrome mixer taps, panelled bath with chrome hot and cold tap, thermostatically controlled valve, telephone hand unit and drencher shower head, part tiled walls, tiled floor, frosted glass window, access hatch to roof space.

### BEDROOM (1):

(9'11" x 9'8")  
Outlook to front.

### BEDROOM (2):

(10'0" x 9'8")  
Outlook to rear.

### BEDROOM (3):

(6'7" x 5'5")  
Outlook to front.

### Outside

Front forecourt, part paved, part laid in stones, rear yard laid in concrete, access gate to rear alleyway for bins.



## DIRECTIONS

Travelling along Connsbrook Avenue in the direction of Belfast City Centre, turn right on to Sandbrook Park, turn left and continue along Sandbrook Park. Number 41 is located on the right hand side.



## THE LOCAL AREA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Scan QR code for more details and to arrange a viewing.

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