



7 SYDENHAM AVENUE

Belfast, BT4 62DB

Offers over **£250,000**



END TERRACE | 3  | 2  | 1 

We are delighted to bring to offer for sale this attractive and deceptively spacious end townhouse, located just off Holywood Road, in the heart of Belmont Village.

KEY FEATURES

- End Townhouse Located On The Ever Popular Sydenham Avenue in East Belfast
- Bright and Spacious Throughout
- Generous Sized Lounge
- Fitted Kitchen and Informal Dining Area
- Downstairs WC
- Three Well Proportioned Bedrooms, Principal with Ensuite Shower Room
- PVC Double Glazed and Gas Heating
- Bathroom with White Suite
- Two Allocated Parking Spaces to Front in Communal Parking Area
- Low Maintenance Paved Garden to Rear, Ideal for Outside Entertaining and Kids and Pets at Play
- Within the Catchment Area of Many Primary and Post Primary Schools
- Convenient Location With a Great Range of Local Amenities



ROOM DETAILS

Ground Floor

- Entrance Hall
- Downstairs WC
- Lounge
18'7" x 13'8"
- Kitchen/Diner
18'7" x 13'8"

First Floor

- Landing
- Bedroom One
14' x 13'5"
- Ensuite
- Bedroom Two
10'7" x 9'4"
- Bedroom Three
10'7" x 9'3"
- Bathroom

Outside

- Two Allocated Spaces in Communal Parking Area
- Paved Garden to Rear
- Gated Access to Rear Garden



DIRECTIONS

Travelling along the Holywood Road in the direction of Belmont, turn left onto Sydenham Avenue just after St Mark's Church. No 7 is located on the right hand side immediately after Dehra Grove



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.



ENERGY EFFICIENCY RATING		
Very energy efficient - lower running costs		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D	69	72
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient - higher running costs		

Scan QR Code - for floor plans and to arrange a viewing.



OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

