



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	67
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

10 Summerhill Parade,  
Belfast,  
County Antrim, BT5

**Guide Price: £195,000**

 **Reeds Rains**

reedsrains.co.uk



## 10 Summerhill Parade, Belfast, County Antrim, BT5

**Guide Price: £195,000**

EPC Rating: D

Summerhill Parade is a fantastic & highly sought after residential address positioned between the Barnetts Road and Upper Newtownards Road.

Number 10 is a superb Semi-Detached property boasting bright, beautifully presented and easy to maintain accommodation throughout - perfect for those seeking their first home within a quiet residential location.

Of particular note is the large private garden area to rear - an ideal space to enjoy the Spring / Summer weather.

This very convenient location falls within walking distance to regular public transport links, local parks, the ground of Stormont Estate and Comber Greenway to name a few.

Ballyhackamore Village is also a short drive away whilst Belfast City Centre and the neighboring towns are also easily accessible.

Perfect for those seeking their first step onto the property ladder, early internal inspection is advised.

### **Covered Entrance Porch**

uPVC front door with glazed inset and side panel to...

### **Entrance Hall**

Solid wooden flooring. Under stairs storage.

### **Lounge Open Plan To Dining Area**

22'8" x 8'9" (6.9m x 2.67m)

Into 1/2 bay window. Feature fireplace with open fire and tiled hearth. Solid wooden flooring. Ample dining area.

### **Stunning Shaker Style Fitted Kitchen**

12'4" x 5'6" (3.76m x 1.68m)

One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with stainless steel door furniture and laminated work surfaces. Integrated four ring electric hob and built in oven with chimney extractor hood. Integrated dishwasher. Integrated fridge / freezer. Concealed strip lighting. Partly tiled walls. Ceramic tiled flooring. Recessed spotlighting. uPVC door to enclosed rear garden.

### **First Floor**

#### **Bedroom One**

11'11" x 8'4" (3.63m x 2.54m)

#### **Bedroom Two**

8'9" x 8'6" (2.67m x 2.6m)

#### **Bedroom Three**

6'3" x 5'7" (1.9m x 1.7m)

### **Contemporary White Bathroom Suite**

Comprising panelled bath with chrome dual mixer tap. Thermostatically controlled shower unit with telephone hand shower. Vanity unit with inset sink and chrome dual mixer tap. Close coupled dual flush w/c. Fully tiled walls. Ceramic tiled flooring. Chrome heated towel rail. Recessed spotlighting.

### **Landing**

Access to roof space.

### **Outside**

Well tended garden area to front in lawn and shrubbery. Driveway car parking. Side access. Enclosed private easy to maintain garden to rear bordered by fencing in lawn, shrubbery and brick paviour patio area. Outside storage with light and power. Plumbed for washing machine. Vented for tumble dryer. Gas fired boiler. Outside tap / light.

## **CUSTOMER DUE DILIGENCE**

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor,

For full EPC please contact the branch.

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All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.