



## 24 Springfield Parade , Belfast, BT13 3QR

**Offers Over £155,000**

Stunning Red Brick Semi Detached Villa Re-modeled, Refurbished and Presented To The Highest Standards.

Superbly positioned off the Springfield Road with the City Centre just a short commute away this impressive family home offers stylishly refurbished accommodation comprising 3 bedrooms, lounge into bay, living room, recently fitted contemporary kitchen with wood block worktops and built in oven and hob and recently installed 4 piece luxury bathroom suite with walk-in shower & freestanding bath. The dwelling further offers recently installed gas central heating, recently installed uPvc double glazed windows & doors, pvc fascia and eaves, wiring improvements, low outgoings and damp proof course among many recently completed improvements. To the rear is a private enclosed yard leading to delightfully private southerly facing gardens. This grand period home has been re-imagined and refurbished with flair and an eye for design offering stylish accommodation only approx 10 minutes to Belfast City Centre - Early Viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	56
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 24 Springfield Parade

, Belfast, BT13 3QR



- Stunning Refurbished Red Brick Semi Detached Villa
- Luxury 4 Piece Bathroom Suite
- Many Period Details
- Short Commute To City Centre
- 3 Bedrooms 2 Reception Rooms
- Gas Central Heating
- South Facing Rear Garden
- Contemporary Fitted Kitchen
- Upvc Double Glazed Windows
- Most Convenient Location

## Entrance Hall

Composite double glazed entrance door, storage, pvc door to rear. cornice ceiling, ceiling rose, 1/4 wood panelled walls, wood laminate floor, panelled radiator.

## Lounge

12'9" x 10'5" into bay (3.89 x 3.18 into bay) Attractive fireplace, picture rail, wood laminate floor, double panelled radiator.

## Dining Room

10'10" x 10'11" (3.29 x 3.33) Hardwood fireplace, wood laminate floor, double panelled radiator.

## Kitchen

11'4" x 6'11" (3.46 x 2.10) Single drainer stainless steel sink unit, range of high and low level units, woodblock worktops, built in oven and ceramic hob, fridge/freezer space,

double panelled radiator, under stairs

## First Floor

Landing.

## Bedroom

13'10" x 10'3" (4.22 x 3.12) Feature radiator.

## Bathroom

Luxury white suite comprising claw foot style bath, walk in shower, thermostatically controlled drench style shower, pedestal wash hand basin, low flush wc, partially tiled walls, ceramic tiled floor, feature radiator.

## Second Floor

Feature radiator.

## Bedroom

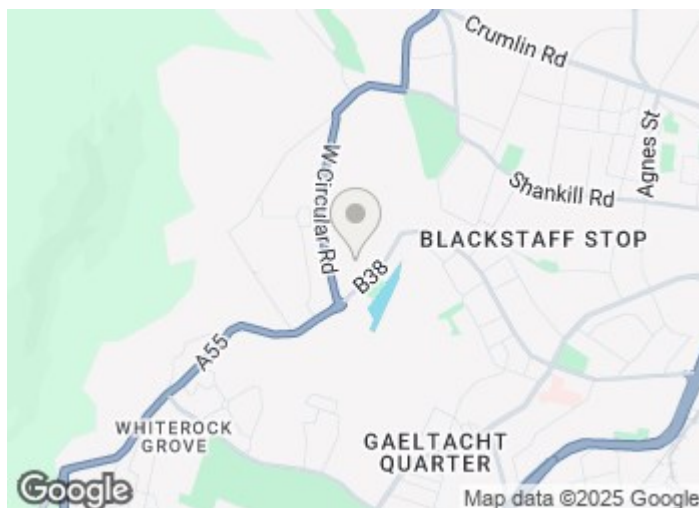
10'6" x 13'10" (3.20 x 4.22) Exposed timber flooring, panelled radiator.

## Bedroom

10'5" x 8'4" (3.18 x 2.55) Velux style window, wood laminate floor, double panelled radiator.

## Outside

Gardens front, side and rear in lawns, shrubs and flowerbeds, enclosed rear yard, storage.



## Directions



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

