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# 13 Sandhill Parade, Belfast, BT5 6FG

- Semi Detached Home
- Lounge; Separate Family Room
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Convenient Location
- Three Bedrooms
- Conservatory
- Bathroom; White Suite
- Private Driveway; Large Rear Garden
- Ideal First Time Buy / Buy To Let

Offers Over £134,950

EPC Rating F





# 13 Sandhill Parade, Belfast, BT5 6FG





## PROPERTY DESCRIPTION

### ACCOMMODATION

### ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor. Access to under stairs store.

### LOUNGE 10'3" x 9'11"

Bay window to front elevation. Gas fire in tiled fireplace. Glass panelled French doors leading to:

### FAMILY ROOM 10'4" x 10'0"

Aluminium framed, double glazed, sliding patio door, leading to:

### CONSERVATORY 9'0" x 7'8"

In PVC double glazed frame with matching French door to rear garden. Tiled floor. Open arch leading to:







## KITCHEN 19'7" x 5'7"

Fitted kitchen with range of high and low level storage units with contrasting melamine work surface. Fitted breakfast bar unit. Stainless steel sink unit with draining bay. Cooker point with extractor hood over. Space for under counter appliances. Plumbed for washing machine and dishwasher. Splashback tiling to walls. Tiled floor.

## FIRST FLOOR

## LANDING

Access to shelved store.

## BEDROOM 1 10'3" x 9'6"

## BEDROOM 2 10'5" x 9'6"

Access to hot press. Built in wardrobe.

## BEDROOM 3 6'8" x 5'11"

## BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower over bath. Part tiling to walls. Access to roof space.

## EXTERNAL

Private driveway finished in tarmac.
Tiled entrance canopy.
External lighting.
PVC fascia.
Large, fully enclosed rear garden, finished in lawn and paved patio areas.
Oil fired central heating boiler.
PVC oil storage tank.
Outside tap.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

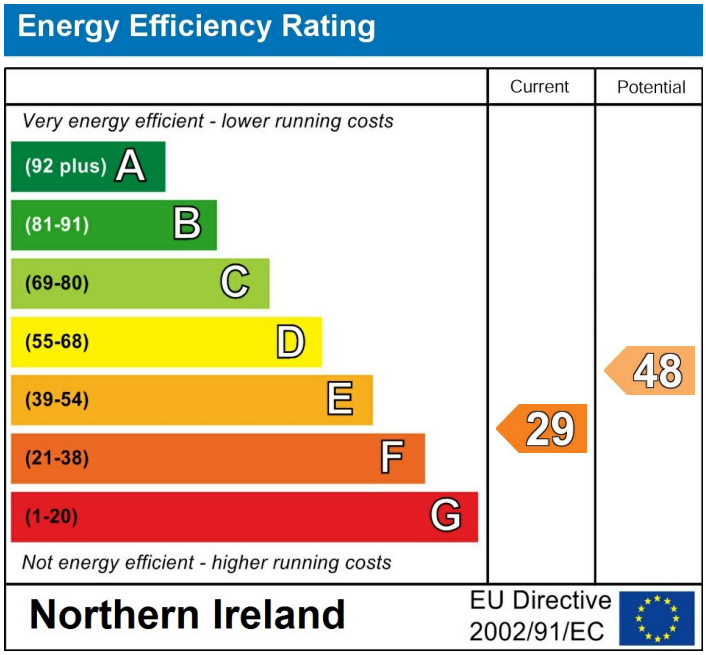






***Three bedroom, semi detached home with conservatory extension and large, fully enclosed rear garden, located in the popular Sandhill area of East Belfast. The property comprises entrance hall, lounge, family room, conservatory, kitchen with informal dining area, three bedrooms and bathroom, with white three piece suite. Externally, the property enjoys private driveway finished in tarmac, and large, fully enclosed garden to rear. Other attributes include oil heating, PVC double glazing and convenient location. The property is in need of maintenance and modernising, as generously reflected within marketing figure. Ideal first time buy / buy to let investment. Early viewing highly recommended to avoid disappointment.***




Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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