



Fully refurbished and extended in recent years, this attractive red brick semi detached home requires the purchaser to do little expect move in.

The bright and airy accommodation offers an impressive open plan kitchen/living/dining area with access to rear garden. The cosy lounge features a wood burning stove. Unusually for semis in this highly regarded locality, the principal bedroom boasts an ensuite shower room.

Tucked away just off the main Belmont Road, within walking distance is Belmont village and its array of shops and restaurants, plus leading local primary and secondary schools.

Offers Over
£325,000

72 Sydenham Avenue,
Belmont,
BELFAST,
BT4 2DS

Viewing by
appointment with
& through agent
028 9065 0000

- Attractive extended semi detached home with a contemporary finish
- Living room with cast iron stove
- Superb, open-plan kitchen with integrated appliances
- Casual sitting & dining areas with French doors to garden
- Three bedrooms, principal with ensuite
- Family bathroom/Additional ground floor WC
- New damp proof course
- Re-wired & re-plumbed/Natural gas central heating system
- Generous corner site with parking for several cars to rear
- Custom made uPVC window shutters
- Private and enclosed rear garden in lawn with decked seating area and lighting
- A short walk to Belmont village and excellent local schools



The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: Composite front door with leaded glass inset and double glazed sidelights.

RECEPTION HALL: Engineered wooden flooring.

LIVING ROOM: 12' 6" x 11' 8" (3.81m x 3.56m) (at widest points). Engineered wooden flooring. Cast iron multi-fuel on slate hearth with feature 200 year old beam.



KITCHEN/LIVING/DINING: 19' 0" x 15' 2" (5.79m x 4.62m) Modern range of high and low level units. Integrated appliances including four ring hob, oven, fridge, freezer, washing machine and dishwasher. Single drainer sink unit with mixer tap and tiled splash back. Display shelving and wine rack. Extractor fan, feature radiators. Open plan to . . .



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CASUAL LIVING & DINING AREAS: French doors to deck and garden. Access to understairs storage cupboard. Engineered wooden flooring, wall storage unit.



CLOAKROOM: Low flush wc, wash hand basin with tiled splash back and matching tiled floor, chrome heated towel rail.

First Floor

PRINCIPAL BEDROOM: 12' 4" x 10' 9" (3.76m x 3.28m) (average plus entrance area). Door to . . .

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with 'rain' head and additional telephone hand shower. Low flush wc, wash hand basin with tiled splash back and storage underneath. Chrome heated towel rail.



BEDROOM (2): 9' 6" x 8' 4" (2.9m x 2.54m) Cupboard with gas fired boiler.



BEDROOM (3): 9' 11" x 9' 0" (3.02m x 2.74m) (at widest points). Built-in cupboard.



BATHROOM: White suite comprising panelled bath with 'rain' shower head and additional telephone hand shower, screen. Low flush wc, wash hand basin with storage underneath. Chrome heated towel rail, fully tiled walls, ceramic tiled floor.



Outside

Pedestrian gate with path to front door and leading to side and rear. Corner site with lawns to front, side and rear with boundary hedging.

Private and enclosed rear garden in lawn. Feature timber deck with outside motion sensor light.

Double entrance pillars with tarmac driveway offering off-street parking for several vehicles, (access via Norwood Avenue). Timber shed. Lighting.



Location:

Travelling from the Holywood Road into Belfast, turn left at St Marks Church onto Sydenham Avenue and No. 72 is located on the left hand side just after the turning for Edgcumbe Gardens, before Norwood Avenue.

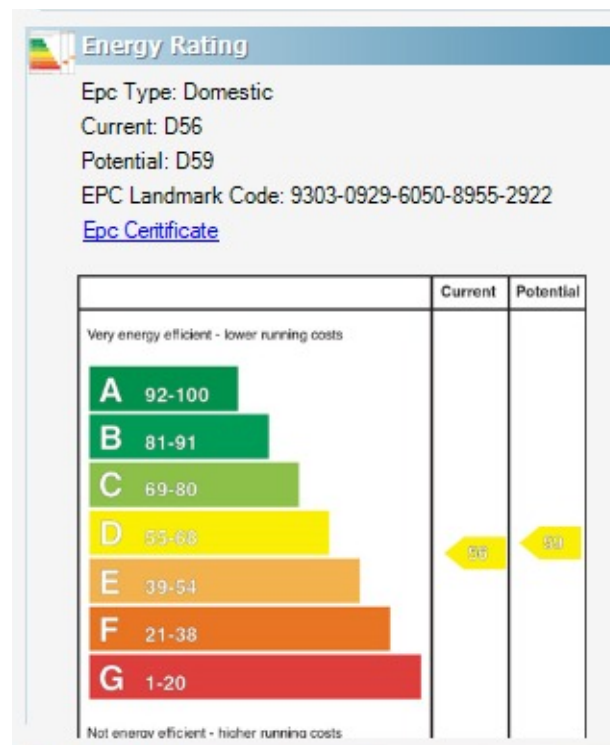
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