

simon**BRIEN**
RESIDENTIAL

71 Sydenham Avenue,
Sydenham, BT4 2DL



Asking Price £350,000

Telephone 02890 595555

www.simonbrien.com

KEY FEATURES

- Beautifully Presented Semi-Detached Home In A Highly Regarded East Belfast Location
- Living Room
- Family Room
- Conservatory
- Stunning Fitted Kitchen With Integrated Appliances
- Four Well-Proportioned Bedrooms
- Contemporary White Bathroom Suite
- Downstairs Cloakroom With WC
- Enclosed South Facing Garden To Rear
- Within Easy Reach Of East Belfast's Leading Primary & Post Primary Schools
- Convenient To Belmont & Ballyhackamore, Belfast City Centre & Motorway Network
- Oil Fired Central Heating
- Detached Garage
- uPVC Double Glazed Window Frames
- Off Street Parking

DESCRIPTION

This beautifully presented semi-detached home comes to the market and will immediately appeal to those seeking a property finished to a high and exacting standard, both inside and out.

The property comprises an entrance hall, downstairs cloakroom with WC, living room with attractive fireplace, family room leading to a conservatory, and a stunning fitted kitchen. On the first floor, there are three well-proportioned bedrooms and a contemporary white bathroom suite. Bedroom four is found on the second floor.

To the front of the property there is ample off street. To the rear is a south facing garden with a detached garage. Set within a highly convenient area, leading primary and post primary schools area nearby, along with a range of cafes, restaurants, parks, and public transport links. Early viewing is recommended.

ACCOMMODATION

GROUND FLOOR

uPVC double glazed front door.

ENTRANCE HALL:

Ceramic tiled floor.



CLOAKROOM:

Contemporary white suite comprising: Vanity sink unit, chrome towel radiator, push button WC, part panelled walls.

LIVING ROOM:

12' 8" x 10' 7" (3.86m x 3.23m)

Solid wooden floor, cast iron fireplace, carved wooden surround, slate hearth.



FAMILY ROOM:

12' 2" x 10' 7" (3.71m x 3.23m)

Solid wooden floor, double glazed sliding doors to conservatory.

CONSERVATORY:

12' 9" x 9' 5" (3.89m x 2.87m)

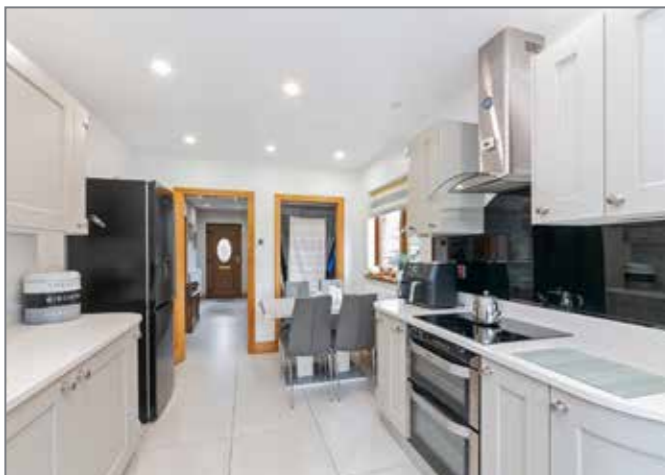
Slate tiled floor.



KITCHEN:

16' 10" x 9' 0" (5.13m x 2.74m)

Excellent range of high and low level units, single drainer stainless steel sink unit with swan neck mixer taps, integrated dishwasher, 4 ring electric hob and under oven, extractor fan, Quartz worktops, ceramic tiled floor, spotlighting.



FIRST FLOOR

BEDROOM (1):

12' 3" x 10' 7" (3.73m x 3.23m)



BEDROOM (2):

12' 8" x 10' 7" (3.86m x 3.23m)

Solid wood floor.



BEDROOM (3):
9' 0" x 7' 5" (2.74m x 2.26m)
 Solid wood floor.



BEDROOM (4):
14' 5" x 11' 6" (4.39m x 3.51m)



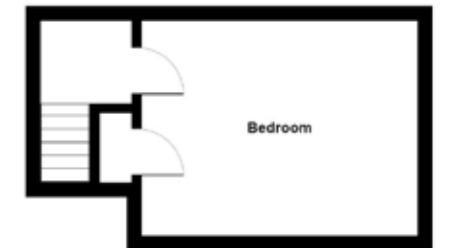
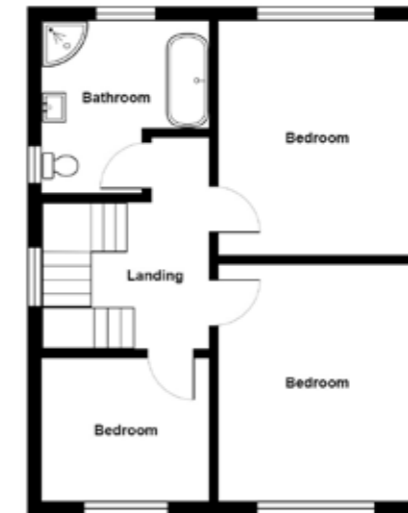
BATHROOM:
 Contemporary white suite comprising: Free standing bath with mixer taps, fully tiled shower cubicle with Mira electric shower, vanity sink unit with mixer taps, chrome towel radiator, push button WC, ceramic tiled floor, spotlighting.



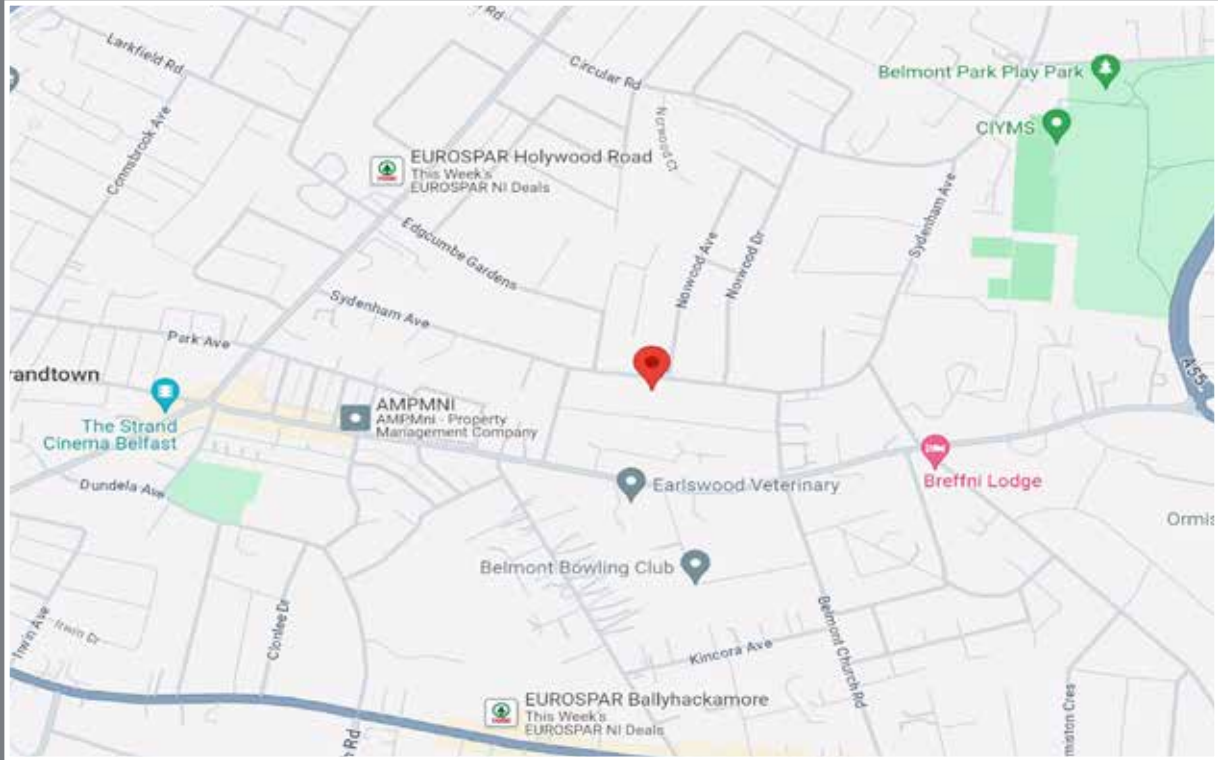
OUTSIDE

DETACHED GARAGE:

Roller shutter door, power and light, plumbed for washing machine. Artificial grass to rear. Outside tap and light. Tarmac driveway to front and side.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



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EPC REF: 9206-9544-0102-0005-8002

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