



144 SYDENHAM AVENUE

Belfast, BT4 2DU

Offers over **£575,000**

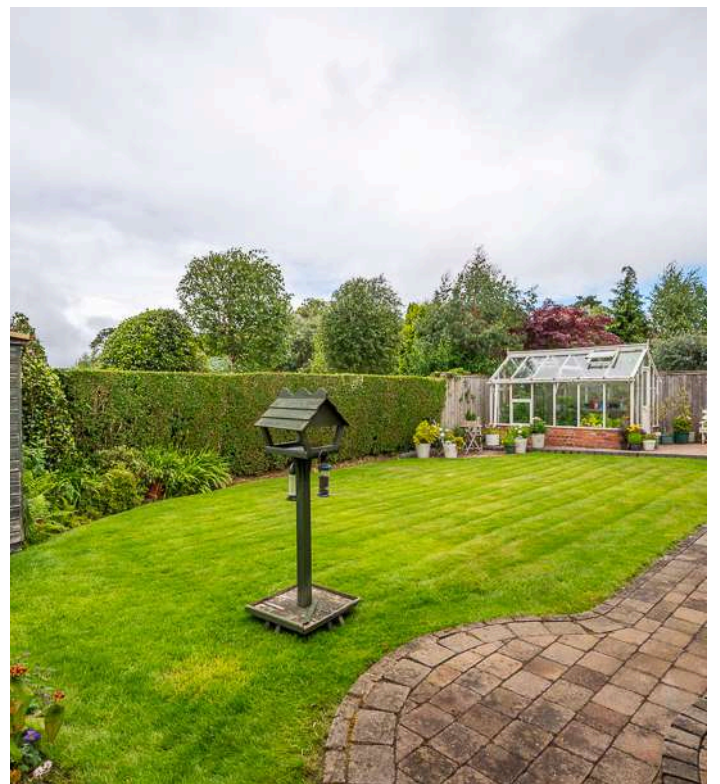


DETACHED | 4  | 2  | 3 

This beautiful, detached family home offers a prime location whilst also boasting excellent, spacious accommodation.

This ideal location is within walking distance to both Ballyhackamore and Belmont villages, which offer an extended choice of shops, cafes and restaurants. Belfast city centre and Holywood are also within easy commuting distance, as is an excellent range of leading Primary, Secondary and Grammar schools.

This well appointed property enjoys ample outdoor space, with a large driveway for parking and a mature, private rear garden, ideal for outdoor entertaining or children at play. There are four well proportioned bedrooms, three with built-in wardrobes and one with an en suite shower room. Upstairs further comprises of a recently installed bathroom with white suite. The downstairs accommodation includes a large living room, separate dining room, family room and a beautifully hand painted, open plan kitchen with granite worktops and a casual dining area.



KEY FEATURES

- Beautiful Detached Family Home
- Large Lounge
- Separate Dining Room
- Family Room with Wall Mounted Contemporary Gas Fire and French Doors to Rear Garden
- Hand Painted Modern Fully Fitted Kitchen with Granite Worktops, Belfast Sink and Ample Dining Area
- Large Utility Room
- Downstairs WC
- Four Well Proportioned Bedrooms, with One Incorporating En Suite Shower Room
- Recently Installed Bathroom with White Suite
- uPVC Double Glazing, Soffits and Fascias
- Gas Fired Central Heating
- Driveway with Ample Parking Leading to Garage
- Beautiful Rear Garden Laid in Lawns with Excellent Degree of Privacy, Ideal for Outdoor Entertaining
- Within Walking Distance to Both Ballyhackamore and Belmont Villages
- Close to Various Amenities Including CIYMS, Stormont Estate and George Best City Airport
- Within the Catchment Area to a Range of Local Leading Primary, Secondary and Grammar Schools



ROOM DETAILS

Ground Floor

- Reception Hall
- Downstairs WC
- Living Room
18'7" x 11"
- Family Room
16'4" x 11'
- Dining Room
14'5" x 10'9"
- Kitchen
18'4" x 15'5"
- Utility Room
18'3" x 6'8"

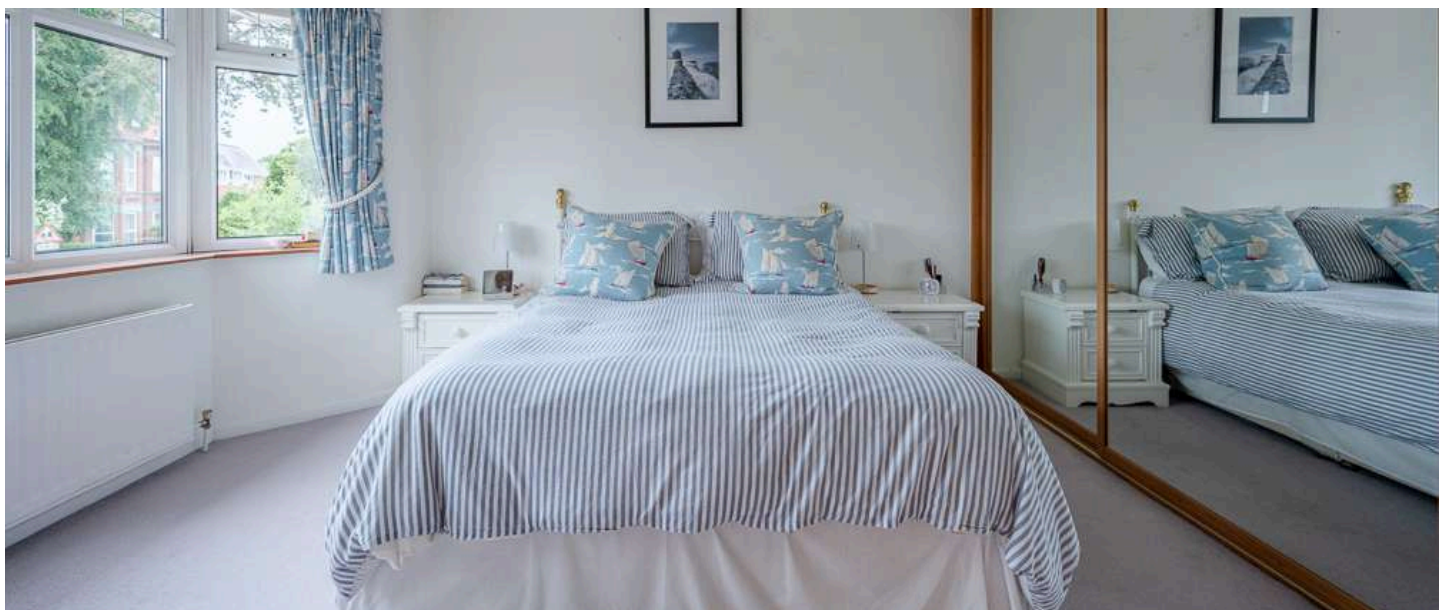
First Floor

- Landing
- Bedroom One with En
Suite
15'1" x 10'10"
- Bedroom Two
11'10" x 10'7"
- Bedroom Three
14'3" x 10'10"
- Bedroom Four
10'9" x 9'7"
- Family Bathroom

Outside

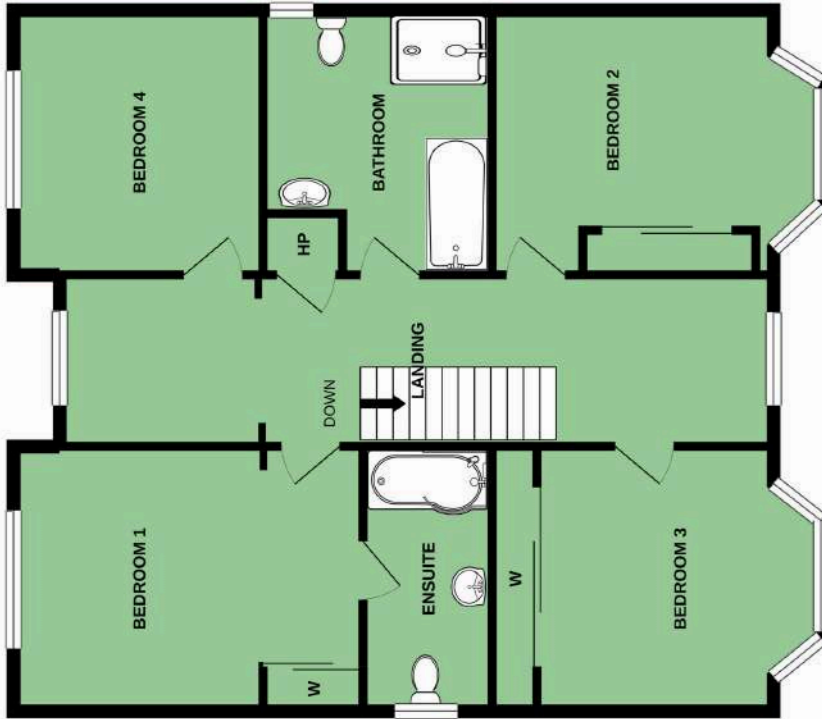
- Front Driveway
- Garage
20'10" x 11'8"
- Rear Garden with Laid
Lawn and Paved Patio
Area





FLOOR PLANS

1ST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

Number 144 is located across from the back entrance to Strathearn School.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+		
81-91		
69-80	69	69
55-68		
39-54		
21-38		
1-20		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

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