



Hills Avenue,

**Guide Price £115,000**



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# Hills Avenue, Sydenham, Belfast

## Guide Price £115,000

Positioned in a quiet cul de sac location within the popular Sydenham area is this well-proportioned end terrace property. The accommodation is both bright and generous throughout with the added benefit of a private easy to maintain rear garden area. The immediate location is ideal for those who commute in and out of Belfast city centre as the main arterial routes, regular public transport links and various walk ways and cycle paths are all easily accessible. Both Belmont and Ballyhackamore villages benefitting from the excellent array of shopping facilities, amenities and restaurants are close by. Ideal for a variety of prospective buyers within today's market and with this in mind early internal inspection is encouraged. **KEY FEATURES** Spacious End Terrace Within Quiet Cul De Sac Location Three Bedrooms Lounge Modern Fitted Kitchen Open Plan To Dining Area First Floor Bathroom Oil Fired Central Heating uPVC Double Glazed Window Frames And Doors uPVC Fascia Soffits And Guttering Enclosed Private Easy To Maintain Rear Garden Popular And Much Admired Residential Location Within Easy Reach To A Superb Array Of Amenities And Attractions

### UPVC FRONT DOOR

with glazed inset and side panel to...

### ENTRANCE HALL

### LOUNGE

4.32m x 3.71m (14'2" x 12'2")

At widest points.

### MODERN FITTED KITCHEN OPEN PLAN TO DINING AREA

4.72m x 3.53m (15'6" x 11'7")

At widest points. One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units

with stainless steel door furniture and wood effect work surfaces. Space for cooker and integrated extractor hood. Plumbed for washing machine. Integrated dishwasher. Space for fridge / freezer. Partly tiled walls. Ample dining area. uPVC door to enclosed rear garden.

### FIRST FLOOR

#### BEDROOM ONE

3.53m x 2.77m (11'7" x 9'1")

Laminated wooden flooring.

#### BEDROOM TWO

3.76m x 2.51m (12'4" x 8'3")

Built in double wardrobe. Laminated wooden flooring.

#### BEDROOM THREE

3.38m x 2.16m (11'1" x 7'1")

At widest points. Built in shelving. Laminated wooden flooring.

### BATHROOM

White suite comprising ceramic tiled paneled bath with chrome mixer tap. Ivory electric shower unit. Pedestal wash hand basin with chrome mixer tap. Low flush w/c. Partly tiled walls. Hot press with copper cylinder and storage above.

### LANDING

Access to roof space.

### OUTSIDE

Garden area to front. Enclosed easy to maintain rear garden in loose stones and shrubbery. Feature deck area with covered canopy. Outside storage with oil fired boiler. uPVC oil tank. Garden shed. Outside tap / light. Side access with storage area.



For full EPC please contact the branch

