



Brandon Parade,

**Offers in the region of  
£117,500**



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## Brandon Parade, Belfast

### Offers in the region of £117,500

This well presented semi detached villa is ideally positioned within this highly sought after residential location. Internally the property has been well maintained throughout by its present vendors with bright accommodation comprising two bedrooms, lounge, fitted kitchen with ample dining area and bathroom with white suite. Further benefits include oil fired central heating, double glazed window frames and doors and enclosed low maintenance garden to rear. This popular location provides ease of access to public transport links for city commuting via both road and rail. George Best city airport and The Belmont road with its many popular restaurants and coffee shops are easily accessible. We have no doubt that this property will create an immediate interest on today's market. Ideally suitable for first time buyer, early viewing is strongly recommended to avoid disappointment.

#### ACCOMMODATION

UPVC double glazed front door, entrance hall

#### LOUNGE

4.06m x 3.58m (13'4" x 11'9")

Laminate wooden floor

#### FITTED KITCHEN WITH DINING AREA

4.98m x 2.57m (16'4" x 8'5")

Single drainer sink unit with mixer taps, range of high and low level units, laminate work surfaces, plumbed

for washing machine, ceramic tiled floor, recessed low voltage spotlights, under stairs storage, stainless steel double built in oven and four ring ceramic hob, extractor fan

#### FIRST FLOOR

##### BEDROOM ONE

3.35m x 2.95m (11'0" x 9'8")

Excellent range of wall to wall built in robes, laminate wooden floor

##### BEDROOM TWO

3.35m x 2.57m (11'0" x 8'5")

#### BATHROOM

White suite, panelled bath with chrome mixer taps, thermostatically controlled shower, ceramic tiled floor, fully tiled walls, wash hand basin with mixer taps, dual flush close coupled WC, hotpress with lagged copper cylinder, immersion heater and storage above

#### OUTSIDE

Low maintenance garden to front Enclosed private paved garden to rear, PVC oil tank, boiler house with oil fired boiler, outside light and tap



For full EPC please contact the branch



