

VENDOR DECLARATION

I hereby confirm that I have read the descriptive information you have prepared relating to my property, and that to the best of my knowledge and belief these particulars do not contain any errors or material misinterpretations, that all the items described in the particulars are included in the sales and that all the appliances mentioned are in working order.

I also confirm that I will notify you immediately if, prior to exchange of contracts, any faults or problems develop, or there is any material change involving any of the fixtures and fittings or the property itself.

Signed:

Date:

Printed Name in Full:



Strandburn Drive,
Guide Price £104,950



Reeds Rains

• Since 1868 •

- End Terrace Property
- Bright And Well-presented Accommodation
- Three Bedrooms
- L Shape Lounge Open Plan To Dining

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Strandburn Drive, Sydenham, Belfast

Guide Price £104,950

This attractive end terrace property boasts bright and well-proportioned accommodation ideal for a variety of prospective buyers. The accommodation is easy to maintain throughout with the added benefit of a garden area beyond with the potential of off street car parking. Local shops, parks, public transport links and churches are only some of the many noteworthy points on your doorstep whilst both Belmont and Ballyhackamore Villages and Holywood Exchange and Retail Park are also close to hand. Belfast City Centre and the nearby towns are also easily accessible for those who commute daily. An ideal opportunity for a first time buyer or alternatively a buy to let investment as there is a sitting tenant currently paying £550.00 per calendar month.

KEY FEATUTRES Attractive End Terrace Property Within The Heart Of Sydenham Bright And Well-Presented Accommodation Throughout L Shape Lounge Open Plan To Dining Area Modern Fitted Kitchen White Bathroom Suite OFCH uPVC Double Glazed Windows Enclosed Covered Yard To Rear With Garden Area Beyond Popular & Much Sought After Residential Location Within Close Proximity To A Wealth of Day To Day Amenities Sitting Tenant Currently Paying £550.00 Per Calendar Month No Onward Chain Early Inspection is Advised

STEPS TO...

SOLID WOODEN FRONT DOOR WITH STAINED GLASS AND LEAD INSET SIDE PANEL TO...

ENTRANCE HALL

Exposed timber flooring. Cloak under stairs.

L SHAPE LOUNGE OPEN PLAN TO DINING AREA

6.30m x 4.34m (At widest points) (20'8" x 14'3" (At widest points))

Exposed timber flooring. Built in shelving.

MODERN FITTED KITCHEN

3.20m x 1.91m (10'6" x 6'3")

One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with wood effect work

surfaces. Integrated four ring electric hob and built in oven with chimney extractor hood. Plumbed for washing machine. Space for fridge / freezer. Glazed display cabinet. Partly tiled walls. Wooden door to enclosed covered yard with storage cupboards and oil fired boiler. Access to rear.

FIRST FLOOR

BEDROOM ONE

3.10m x 2.51m (10'2" x 8'3")

Built in shelving.

BEDROOM TWO

2.92m x 2.46m (9'7" x 8'1")

BEDROOM THREE

1.98m x 1.73m (6'6" x 5'8")

WHITE BATHROOM SUITE

Comprising panelled with chrome mixer tap. Redring electric shower unit. Pedestal wash hand basin with chrome mixer tap. Dual flush w/c. Partly tiled walls. Hot-press with lagged copper cylinder and storage above.

LANDING

Access to roof space. Partially floored with light and power.

OUTSIDE

Garden area to front. Enclosed garden area beyond bordered by hedging. uPVC oil tank.



For full EPC please contact the branch

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.