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REF: JD/J/19/SO



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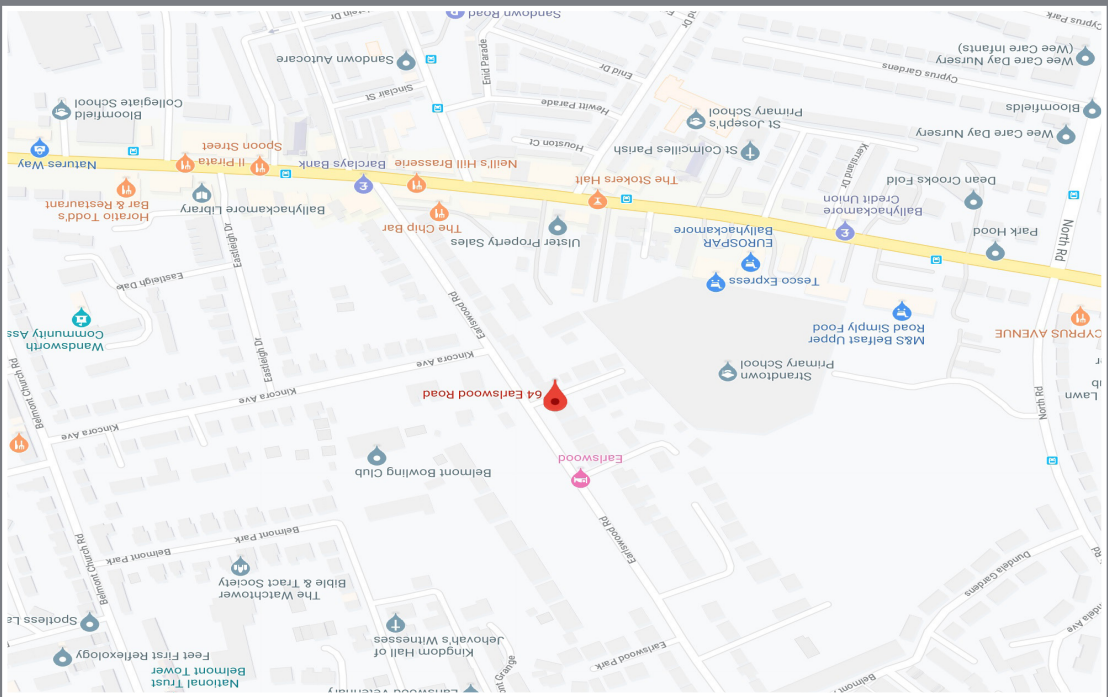
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Location



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**

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**

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.

DEVELOPMENT OPPORTUNITY



**Three Storey Semi-Detached Property & Site With Full Planning Permission For
1 No. 4 Bedroom Detached Dwelling**

64 EARLSWOOD ROAD, BELFAST, BT4 3DZ

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RESIDENTIAL

Asking Price £399,950

Telephone 02890 595555
www.simonbrien.com

FOR SALE



KEY FEATURES

- Superb Development Opportunity
- Three Storey Semi-Detached Property In Need Of Updating & Site With Full Planning Permission For 1 No. 4 Bedroom Detached Dwelling
- Excellent Opportunity To Build Within The Ballyhackamore Area
- Within Walking Distance Of Excellent Schools, Shops, Restaurants & Public Transport Links
- Highly Convenient Area

SUMMARY

This superb development opportunity comes to the market and will no doubt capture the interest of those seeking to either build their own home within this sought after residential setting or those seeking to develop a new build and update the existing semi-detached home for resale.

Earlswood Road is one of the finest addresses within East Belfast, a tree lined avenue that connects the Belmont Road to the Upper Newtownards Road, and Ballyhackamore, an area that has always been incredibly popular for those seeking to have all amenities on their doorstep.



ACCOMMODATION - THREE STOREY SEMI-DETACHED PROPERTY

GROUND FLOOR

Glazed panel front door leading to...

ENTRANCE PORCH:

Ceramic tiled floor. Glazed panel door to...

ENTRANCE HALL:

Ceramic tiled floor.

THROUGH LOUNGE:

23' 0" x 11' 0" (7.01m x 3.35m) (to bay)

Fireplace with contemporary white surround, open fire and stone hearth. Laminate wooden floor.

KITCHEN:

22' 0" x 8' 0" (6.71m x 2.44m)

Range of high and low level units. 1.5 bowl stainless steel sink unit with mixer taps. 4 ring stainless steel hob with under oven and concealed extractor fan over. Plumbed for dishwasher. Wine rack. Glazed display cabinets. Understairs storage cupboard.

FIRST FLOOR RETURN

BATHROOM:

White suite comprising freestanding bath with shower fitment over. Partially tiled walls. Pedestal wash hand basin. Low flush WC.

FIRST FLOOR

LANDING:

Access to roof hot press.

BEDROOM (1):

15' 0" x 11' 0" (4.57m x 3.35m)

BEDROOM (2):

9' 0" x 9' 0" (2.74m x 2.74m)

SECOND FLOOR

BEDROOM (3):

15' 0" x 11' 0" (4.57m x 3.35m)

BEDROOM (4):

9' 1" x 9' 1" (2.77m x 2.77m)

