

simonBRIEN
RESIDENTIAL

44 Sandhurst Gardens,
Belfast, BT9 5AX



Asking Price £159,950

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Attractive Red Brick Mid Terrace
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Shower Room
- Oil Fired Central Heating
- PVC Double Glazing
- Enclosed Rear Yard
- Ideal First Time Buy / Investment Purchase
- Popular & Convenient Location Off Stranmillis Road Within Walking Distance Of Local Amenities, Queen's University & Belfast City Centre

SUMMARY

Sandhurst Gardens is exceptionally well located off the main Stranmillis Road within walking distance of a host of local amenities, Queen's University and Belfast City Centre.

The accommodation in brief comprises, three bedrooms, living room, kitchen, shower room and enclosed rear yard.

Likely to of interest to the first time buyer, young professional or investor. Viewing is by appointment through our South Belfast office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

BEDROOM (2):

12' 8" x 8' 2" (3.86m x 2.49m)



LIVING ROOM:

10' 7" x 9' 6" (3.23m x 2.9m)

KITCHEN:

12' 5" x 5' 6" (3.78m x 1.68m)

High and low level units. Oven and hob. Washing machine. Fridge/freezer.



FIRST FLOOR

BEDROOM (1):

12' 0" x 10' 0" (3.66m x 3.05m)

BEDROOM (3):

10' 9" x 8' 1" (3.28m x 2.46m)

SHOWER ROOM:

Fully panelled shower enclosure. Low flush WC. Pedestal wash hand basin.

OUTSIDE

Enclosed rear yard.



Location



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.



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



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**



REF: ML/K/21/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	53 E
21-38	F		
1-20	G		

EPC REF: 9407-0036-8622-6090-2903



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