



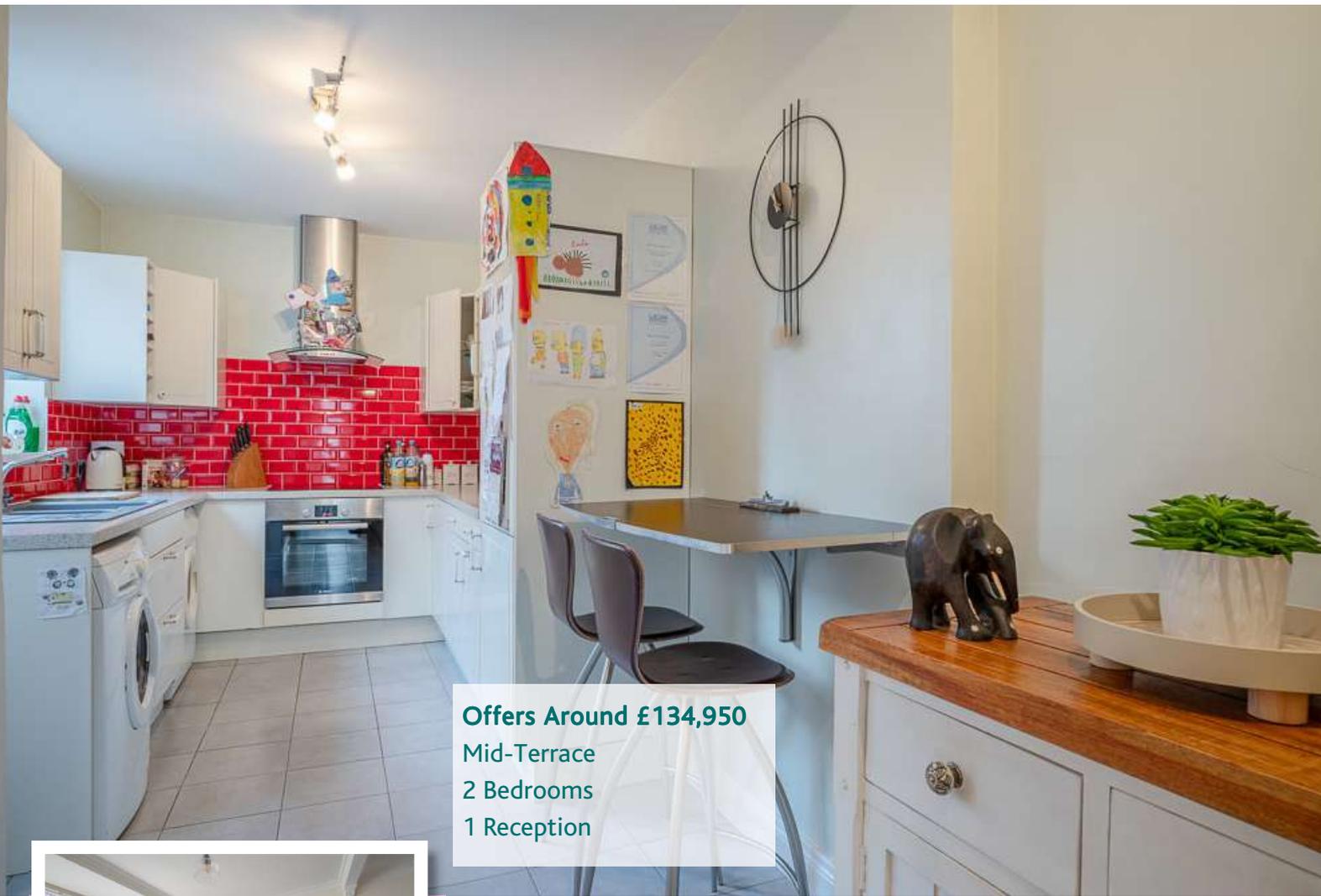
 **JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

65 Victoria Avenue | Belfast, BT4 1QZ  
OFFERS AROUND £134.950

Scan for Property Details  
and to Arrange a Viewing



johnminnis.co.uk  



**Offers Around £134,950**  
Mid-Terrace  
2 Bedrooms  
1 Reception



## Property Features

- Attractive Two Bedroom Red Brick Mid- Terrace Property Located Just off the Ever Popular Hollywood Road in Sydenham, East Belfast
- Within Close Proximity to Ballyhackamore and Belmont Villages, Main Arterial Bus Routes and Sydenham Train Station
- Open Plan Living and Dining Room with Dual Aspect
- Fitted Kitchen with Casual Breakfast Bar Dining
- Two Well Proportioned Bedrooms
- Fitted Shower Room with White Suite
- Partially Floored Roof Space Providing Excellent Storage
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Enclosed Private Rear Yard
- Broadband Speed – Ultrafast
- Early Viewing Highly Recommended

# Accommodation

## Ground Floor

Spacious Reception Hall

Living Room  
22' x 9'9"

Kitchen  
18'8" x 8'

## First Floor

Landing

Bedroom One  
15'7" x 9'7"

Bedroom Two  
12'8" x 8'2"

Roofspace

Bathroom

## Outside

Enclosed Private  
Rear Courtyard

For more information and photographs regarding the accommodation in this property, please visit: [johnminnis.co.uk](http://johnminnis.co.uk)



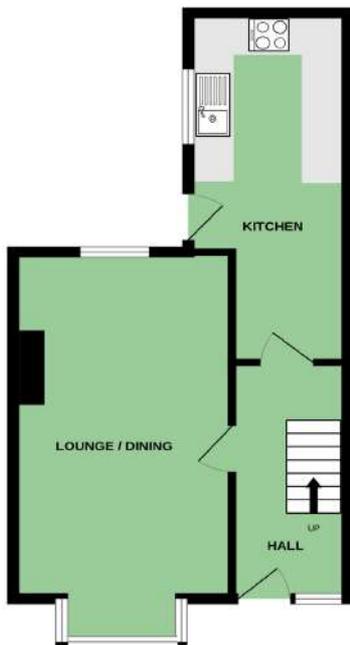
We are delighted to bring to the market this fantastically finished two bedroom mid-terrace property ideally situated just off the ever popular Hollywood Road in East Belfast. Set within a quiet residential address in Sydenham and well presented throughout, all the property requires is for you to simply move in.

This fantastic home is well positioned within close proximity to both Ballyhackamore and Belmont Villages, Belfast City Airport and sits on the main arterial transport links allowing for ease of access to Belfast City Centre and further afield.

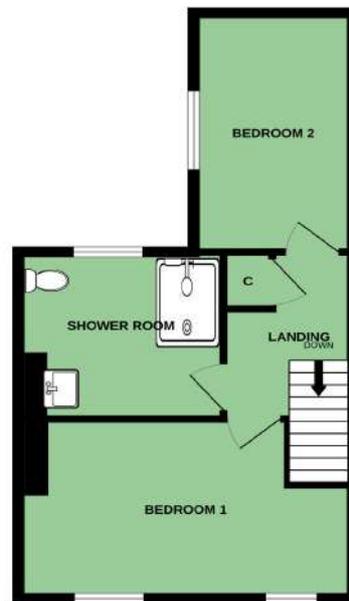
The property comprises of a bright and spacious reception hall, open plan living and dining room, fitted kitchen with casual breakfast bar dining, two double bedrooms and a modern shower room with white suite. The property further benefits from gas fired central heating, UPVC double glazing throughout, a partially floored roof space for storage and an enclosed private rear yard.

Properties of this calibre rarely come on the open market, offering such space, convenience and contemporary finish, this home will appeal to a host of potential purchasers. We therefore recommend internal appraisal at your earliest convenience.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

# Directions

Travelling along the Hollywood Road in the direction of Belmont, turn right on to Palmerston Road. Take the second left on to Victoria Road, then turn right on to Victoria Avenue. No 65 is located on the right hand side round the corner.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C		72	73
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



## JOHNMINNIS RENTALS

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

## Awards & Recognition



## Join Our Mailing List

Keep up to date with the latest news and property listings. Contact us or join our mailing list.



John Minnis Belfast  
7 Library Court  
404 Upper Newtownards Road  
Belfast  
BT4 3GE  
T: 028 9065 3333



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither John Minnis, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.



**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS