



23 SUMMERHILL AVENUE

Belfast, BT5 7HD

Offers over **£250,000**



SEMI-DETACHED | 3  | 1  | 2 

This beautifully presented extended semi-detached home is located within the ever sought after residential area of Stormont and offers ease of access to a range of local amenities including Dundonald and Ballyhackamore villages.

KEY FEATURES

- Within walking Distance to Ballyhackamore Village, Stormont Grounds and Ulster Hospital
- Close Proximity to a Range of Excellent Schools
- Offers Ease of Access to the City Centre via the Glider
- Spacious, Well Maintained and Tastefully Presented Throughout
- Open Plan Lounge/Dining with Sliding Patio Doors to Rear Garden
- Modern Fitted Kitchen with Breakfast Bar
- Three Bedrooms (Two Double)
- uPVC Double Glazing and Gas Heating
- Tarmac Driveway for Off-Street Parking
- South Facing Rear Garden Ideal for Outdoor Entertaining and Children at Play
- Broadband Speed - Ultrafast
- Early Viewing Highly Recommended



ROOM DETAILS

Ground Floor

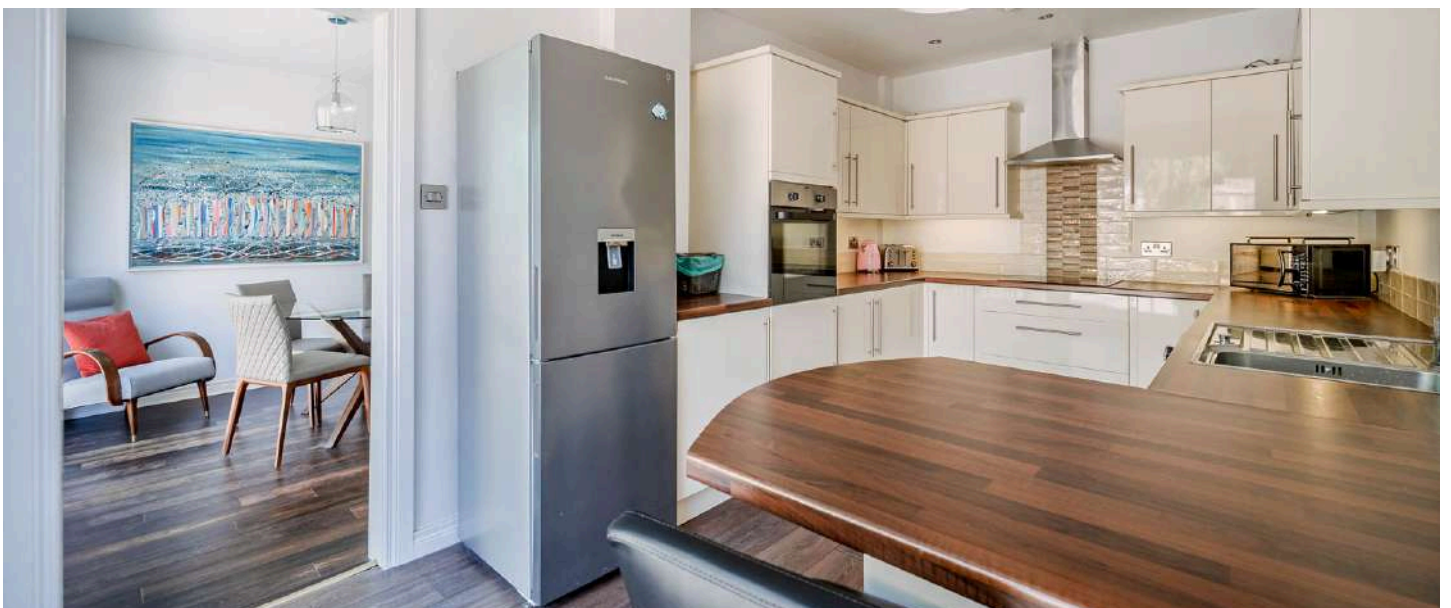
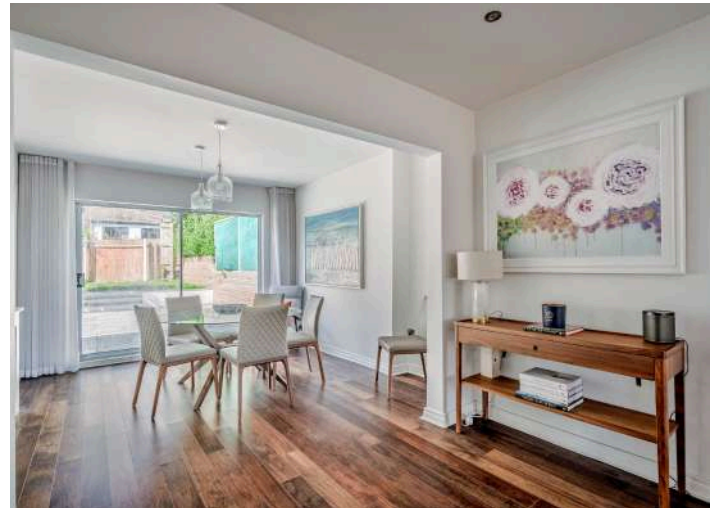
- Reception Hall
- Open Living and Dining Area
27'10" x 11'4"
- Modern Fitted Kitchen
16'4" x 8'8"

First Floor

- Landing
- Bedroom One
12' x 11'7"
- Bedroom Two
11'9" x 11'7"
- Bedroom Three
8'8" x 7'7"
- Bathroom

Outside

- Tarmac Driveway to Front
- Gated Access to Side and Rear
- South Facing Rear Paved Garden, Part Laid in Lawns



DIRECTIONS

Coming from Belfast city centre, on the Upper Newtownards Road, continue past Stormont. Take a right onto Summerhill Avenue and no 23 is located on the right hand side.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.



ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	
NOT energy efficient – higher running costs		
	CURRENT	POTENTIAL
	76	76

Scan QR Code - for floor plans and to arrange a viewing.



OUR BRANCHES

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