

32 Sunderland Road, Belfast, BT6 9LY

Price: £175,000







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# Semi-Detached Living In East Belfast

**Price: £175,000**

3 | 1 | 2

This spacious, three bedroom, semi-detached property is situated in a quiet cul-de-sac just off the Montgomery Road in East Belfast.

Located in a private yet convenient setting, this chain free property is sure to appeal to both first time buyers and young families.

Internally, the property has light-filled front lounge and dining area leading onto modern kitchen making the ground floor perfect for entertaining.

Upstairs there are three bedrooms and main family bathroom.

Externally there is a large garden shed and driveway.

Location is convenient to schools for all ages in the area and with easy access into the city centre and lots of shops, cafes nearby this home will tick a lot of boxes.

This outstanding, beautifully presented family home needs to be inspected to fully appreciate it, and with such demand for property in the area we anticipate strong interest, so early viewing is advised.



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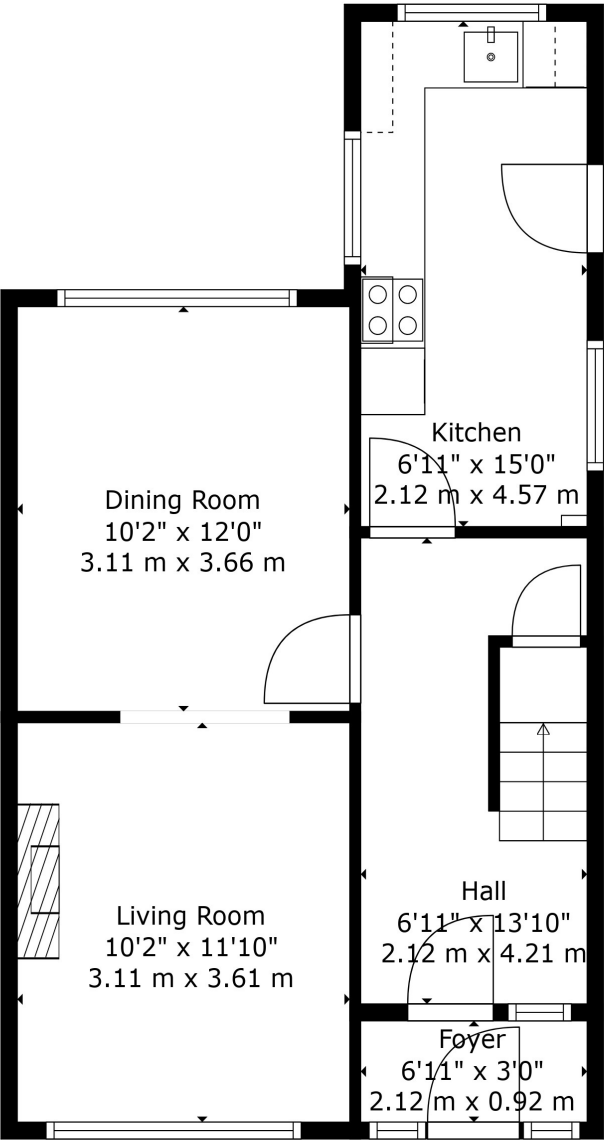
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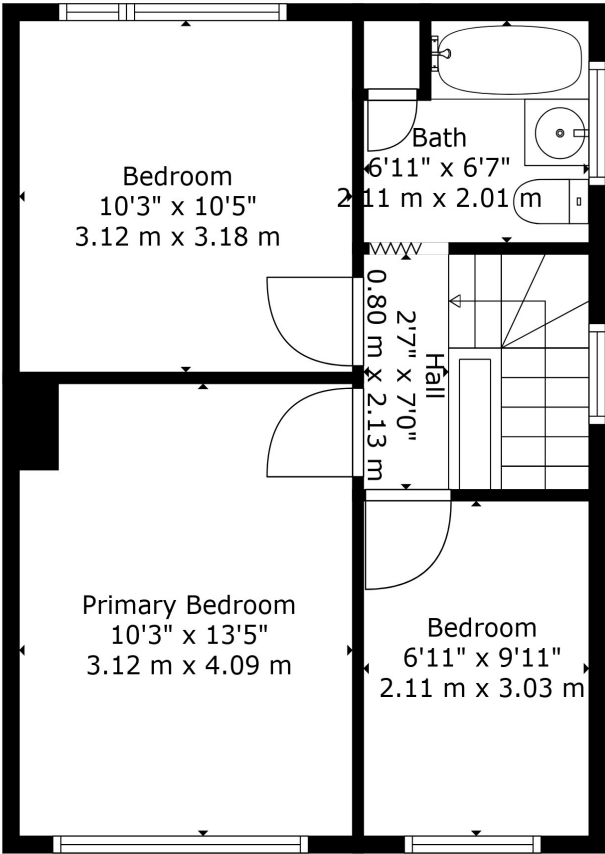


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# 32 Sunderland Road, Belfast, BT6 9LY



Floor 1



Floor 2

- Semi-Detached property
- Well-presented and chain free
- Welcoming entrance hall
- Living room/dining room
- Three bedrooms
- Gas fired central heating
- Double glazed throughout
- Private rear garden
- Convenient location
- Within the catchment area for a choice of schools

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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