

RODGERS & FINNEY

Estate agents and letting specialists

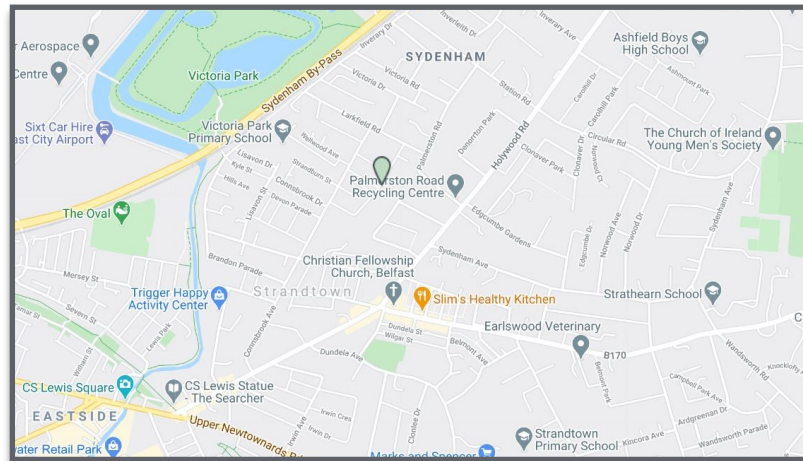
87 Strandburn Drive Belfast BT4 1NB



OFFERS AROUND
£99,950

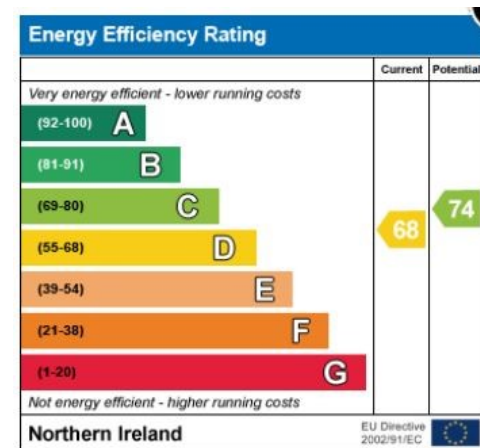
LOCATION

Located Off Connsbrook Avenue



EFFICIENCY RATING (EPC)

Current E43 Potential D66



RATES

The rates assessment for the year 2019/2020 is
£657.36 per annum (Calculated by LPS NI)

VIEWING

By appointment with Rodgers & Finney only.

PROPERTY VALUATION

We offer a complimentary valuation service for your own property at a time that suits you.

MORTGAGE & FINANCIAL ADVICE

We work with a trusted partner who can offer a range of mortgage and insurance products from the whole market, which helps them to find the most suitable deals for your circumstances.



ASK US ABOUT OUR PROPERTY
RENTAL & MANAGEMENT SERVICE

AWARD WINNING



DISCLAIMER

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& FINNEY**



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letting specialists**

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- Red Brick Terrace Property in Sydenham
- Popular and Sought After Residential Location
- Bright and Spacious Lounge open plan to Dining Area
- Modern Fitted Kitchen with Access to Rear
- Three Well-Proportioned Bedrooms
- Modern White Bathroom Suite
- Gas Fired Central Heating
- uPVC Double Glazed Windows and Doors
- Rewired and DPC completed 2014
- Large Enclosed Rear Yard
- Garden Area to the Rear
- Ideal for First Time Buyers / Investors
- Local Primary and Secondary Schools
- Public and Private Transport Links Nearby
- Shops and Amenities in Close Proximity



THE PROPERTY COMPRISES:

Ground Floor
ENTRANCE:
Covered entrance with outside light, double glazed uPVC front door to...
ENTRANCE HALL:
Ceramic tiled floor, under stairs storage cupboard.
LOUNGE: 19' 10" x 14' 10" (6.05m x 4.52m)
Open plan lounge with ample dining space. Recessed spotlights.
KITCHEN: 10' 06" x 6' 06" (3.2m x 1.98m)
Range of high and low level fitted kitchen units with laminate work surfaces, stainless steel sink unit with chrome mixer tap and drainer, plumbed for washing machine, oven with extractor fan over, space for American style fridge-freezer, recessed spotlights, tiled floor, uPVC double glazed door to rear.

First Floor
LANDING:
Access to roof space.
BEDROOM (1): 9' 08" x 8' 11" (2.95m x 2.72m)
BEDROOM (2): 9' 08" x 8' 11" (2.95m x 2.72m)
BEDROOM (3): 6' 06" x 5' 08" (1.98m x 1.73m)
BATHROOM:
White three piece suite comprising low flush W.C., pedestal wash hand basin with chrome mixer tap and tiled splash back, panelled bath with chrome mixer tap, part-tiled walls, extractor fan, recessed spotlights.

Outside
FRONT:
Paved forecourt with stone and bordering brick wall.
REAR:
Enclosed paved rear yard.

For more information and photographs regarding the accommodation in this property, please visit: rodgersandfinney.co.uk

