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41 Grand Parade

Belfast
BT5 5HG

Offers In Region Of £209,950

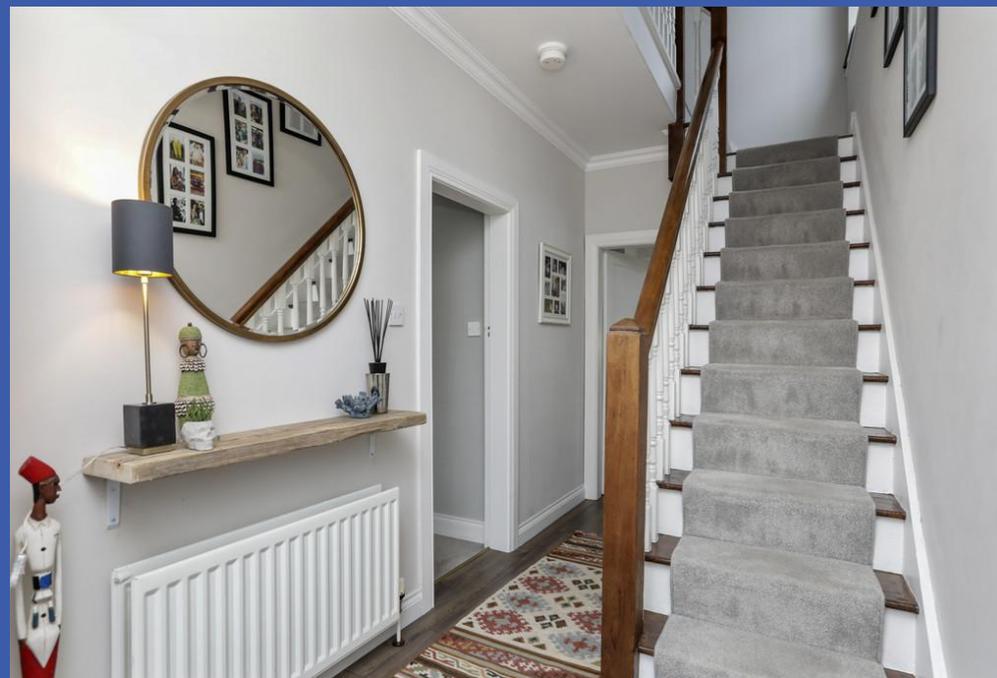
41 GRAND PARADE, BELFAST, BT5 5HG

- Beautifully Presented Semi Detached Home
- Bright & Spacious Accommodation Throughout
- Living Room With Feature Fireplace & Bay Window
- Open Plan Modern Kitchen / Dining Area
- Three Well Proportioned Bedrooms
- Modern Bathroom With White Suite
- Gas Fired Central Heating & Double Glazed Throughout
- Enclosed Rear Garden Laid In Lawn
- Driveway Parking & Garage With Light & Power
- Highly Popular & Convenient Location

Property Description

A beautifully presented semi detached home which offers bright and spacious accommodation throughout. Internally the property briefly comprises living room with feature fireplace, open plan modern kitchen with generous dining space, three well proportioned bedrooms and a bathroom with modern white suite. Externally there is driveway parking and an enclosed rear garden laid in lawn. Additional benefits include gas fired central heating, double glazing and a garage with light and power.

The property's location offers ease of access to a range of local amenities, the areas leading schools, Greenville Park and arterial routes to Belfast City Centre.







Property Comprises

Composite front door with glazed inset, side lights and top light.

ENTRANCE HALL

Laminate wooden floor. Cornice ceiling. Access to under stair storage.

LIVING ROOM 14' 8" x 11' 10" (4.48m x 3.62m) (Into bay)

Feature fireplace with cast iron surround. Cornice ceiling. Feature bay window.

KITCHEN 16' 5" x 6' 11" (5.02m x 2.11m)

Excellent range of high and low level units with quartz worktop. Sunken Belfast style sink with mixer tap. Integrated under oven. Integrated five ring gas hob. Concealed extractor hood. Integrated fridge freezer. Integrated dishwasher. Recessed low voltage spot lights. Laminate wooden floor. Glazed door to rear garden. Open to...





DINING 11' 11" x 11' 10" (3.65m x 3.62m)

Laminate wooden floor. Glazed double doors to rear garden. Cornice ceiling.



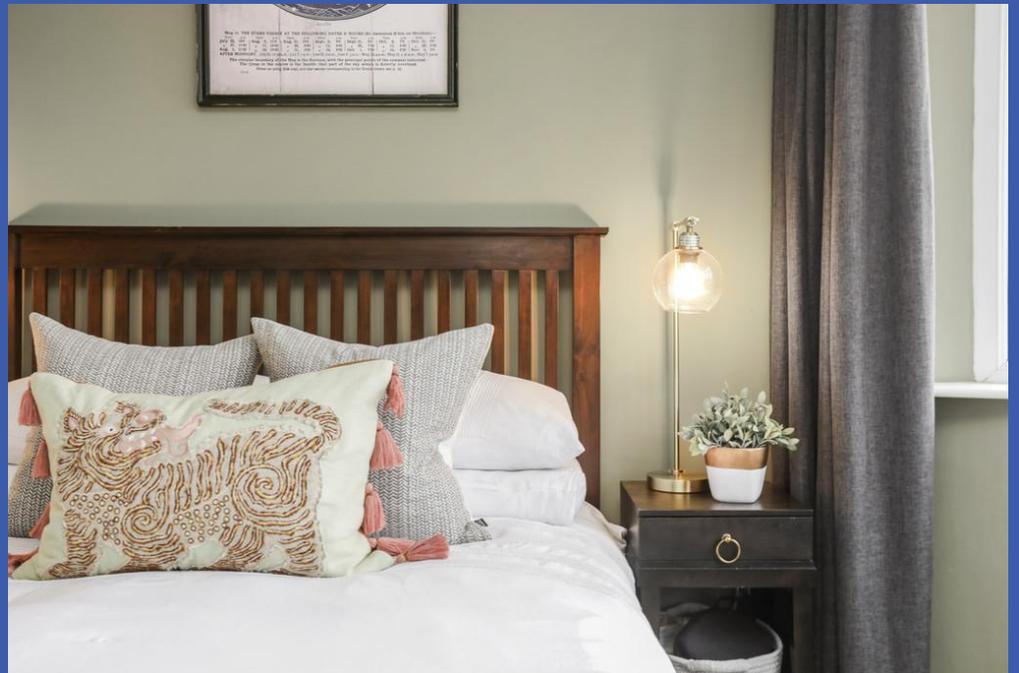
FIRST FLOOR

LANDING

Cornice ceiling. Access to roof space.

BEDROOM ONE 14' 6" x 11' 0" (4.42m x 3.36m) (Into bay)

Cornice ceiling. Feature bay window.





BEDROOM TWO 10' 10" x 11' 11" (3.32m x 3.65m)
Cornice ceiling.

BEDROOM THREE 7' 2" x 6' 10" (2.20m x 2.09m)
Cornice ceiling.



BATHROOM
White suite comprising low flush w.c. Vanity wash hand basin with mixer tap. Tiled panelled bath with mixer tap and electric shower. Part tile walls. Cornice ceiling. Recessed low voltage spot lights. Extractor fan.





OUTSIDE

Driveway to the front of the property in loose stones. A private enclosed rear garden laid in lawn with decked area bordered by mature hedging and planted beds.

GARAGE 13' 10" x 8' 9" (4.22m x 2.67m)

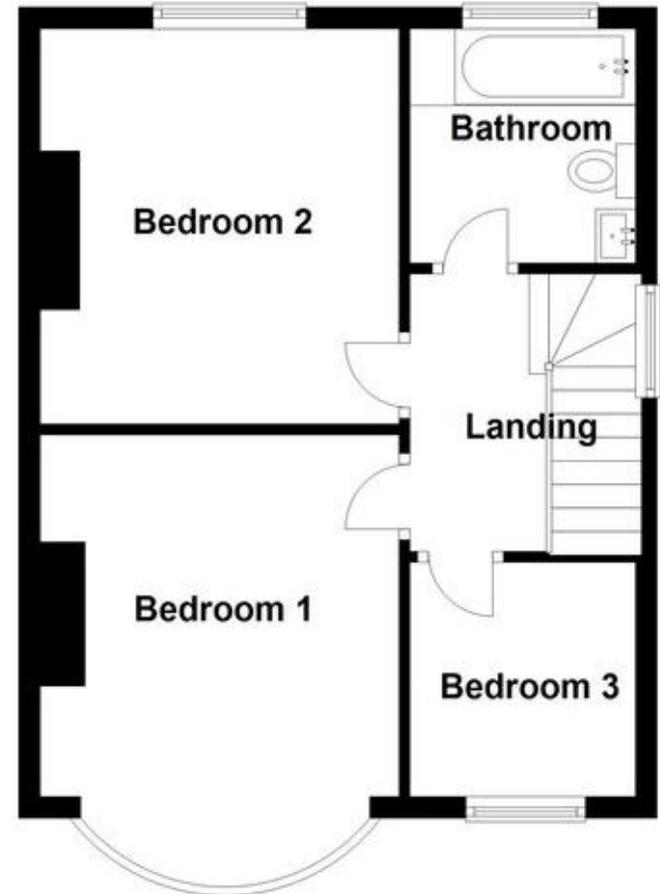
Light and power. Plumbed for washing machine.



Ground Floor

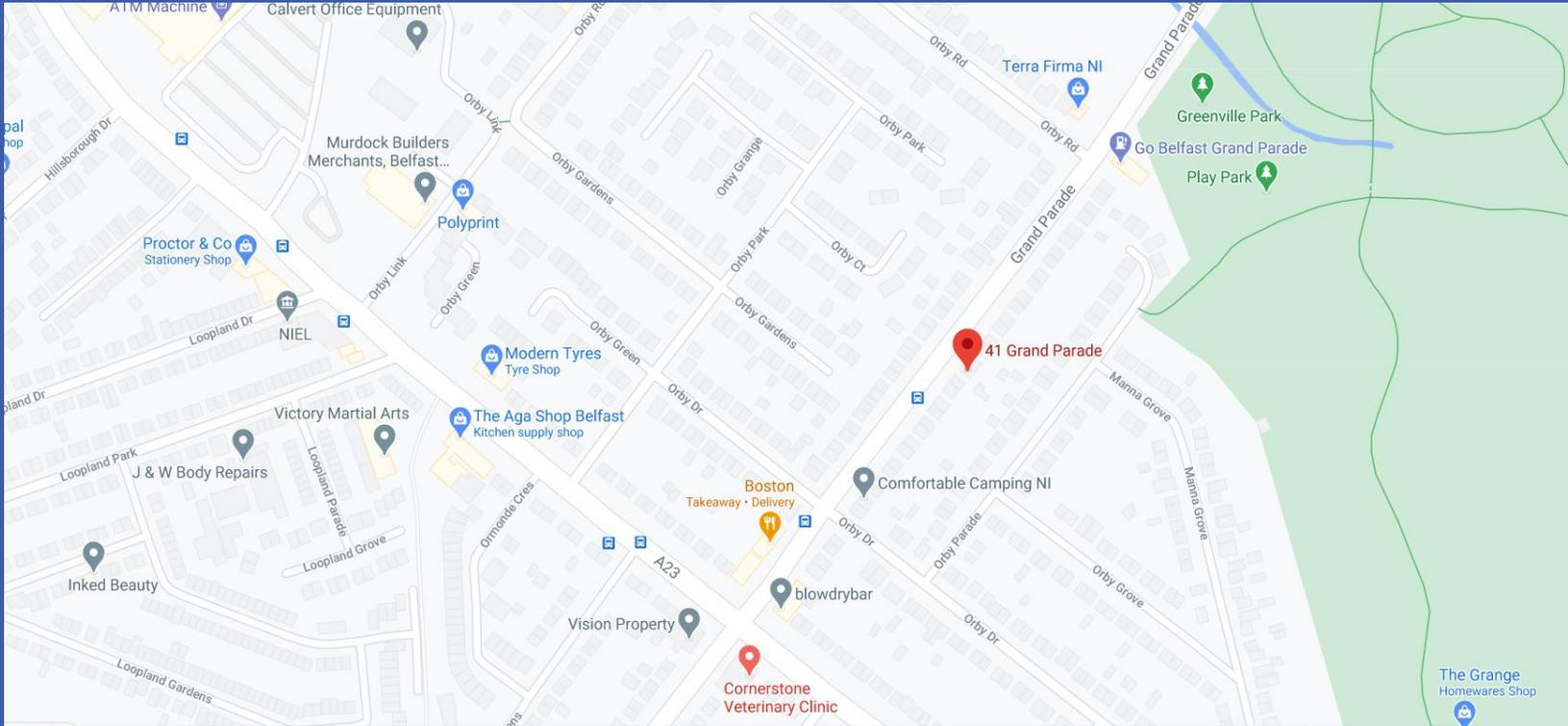


First Floor



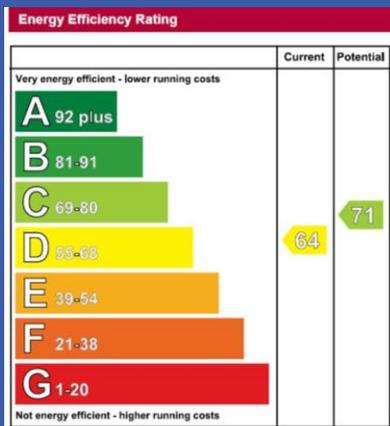
This plan is for illustrative purposes only.
Plan produced using PlanUp.

41 Grand Parade, Belfast



Directions:

Please see map above.



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