



Ideally positioned just off the Hollywood Road in a cul-de-sac location, Sydenham Crescent will appeal to a wide range of prospective purchasers looking to benefit from excellent road and rail transport links to Belfast city centre, leading local primary and secondary schools and the broad range of eateries and amenities available in Belmont and Ballyhackamore.

The house itself has been modernised and loved in recent years by its current owner and comprises of an open plan living/dining room and kitchen with additional dining area on the ground floor and three bedrooms along with modern family bathroom on the first floor.

Externally, there is a front forecourt and a good sized, enclosed garden to the rear, ideal for summer entertaining. The property further benefits from recently installed (2020) gas fired central heating boiler and has uPVC double glazed windows throughout.

Offers Around
£159,950

24 Sydenham Crescent,
BELFAST,
BT4 1PX

Viewing by
appointment with
& through agent
028 9065 0000

- Attractive, Semi-Detached Home
- Cul-De-Sac Location
- Three First Floor Bedrooms
- Living Room with Feature Fireplace, Open to:
- Dining Area with Double Doors to:
- Modern Kitchen with Appliances & Casual Dining Area
- Family Bathroom with White Suite
- Floored Roofspace with Skylight, Ideal for workspace
- Enclosed Rear Garden with Sunny Aspect
- Newly Installed Gas Fired Central Heating
- uPVC Double Glazing Throughout
- Enclosed Forecourt to Front
- Walking Distance to Range of Amenities on Belmont Road
- Fantastic Transport Links to Belfast City Centre



The Property Comprises:

Ground Floor

Wooden front door with glazed inset and side panel.

ENTRANCE HALL: Under stair cloaks area.

Understair storage. Low voltage spotlights.

LIVING/DINING: 20' 6" x 9' 8" (6.245m x 2.958m)

Solid wooden flooring. Cornice ceiling, ceiling rose. Feature fireplace with open fire and wooden mantle and surround, tiled hearth.

KITCHEN: 15' 0" x 14' 8" (4.584m x 4.463m)

Modern range of high and low level units, laminate work surfaces. Ceramic sink with chrome mixer tap. Double underbench oven with four ring electric hob above. Extractor hood. Tiled splashback. Integrated dishwasher, integrated washer/dryer, integrated fridge/freezer. Housing for gas combi boiler. Wood effect flooring.

CASUAL DINING AREA: uPVC glazed door to rear. Skylight window. Wooden ceiling. Low voltage spotlights.



First Floor

LANDING:

BEDROOM (1): 9' 7" x 8' 11" (2.932m x 2.711m)

Solid wooden floor. Cornice ceiling, ceiling rose, outlook to rear.

BEDROOM (2): 9' 10" x 7' 10" (2.985m x 2.381m)

Solid wooden floor. Cornice ceiling. Ceiling rose.

BEDROOM (3): 6' 5" x 6' 5" (1.958m x 1.954m)

Cornice ceiling, ceiling rose. Wardrobe with sliding mirrored doors.

BATHROOM: White suite comprising low flush wc, pedestal wash hand basin with chrome mixer taps. Panelled bath with chrome mixer taps.

Thermostatic power shower and glass screen.

Part tiled walls. Wooden ceiling. Low voltage spotlights.

CONVERTED ATTIC ROOM: 9' 2" x 8' 5" (2.793m x 2.556m) Storage in eaves. Skylight window.

Outside

FRONT GARDEN: Enclosed front forecourt.

Surrounding hedging and mature shrubbery.

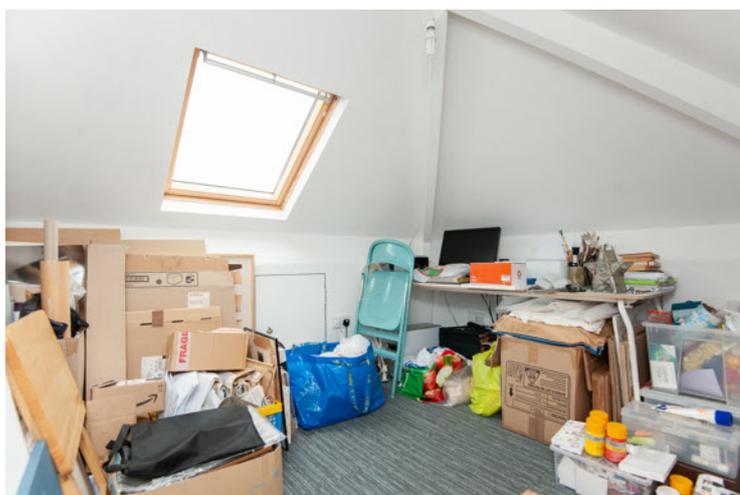
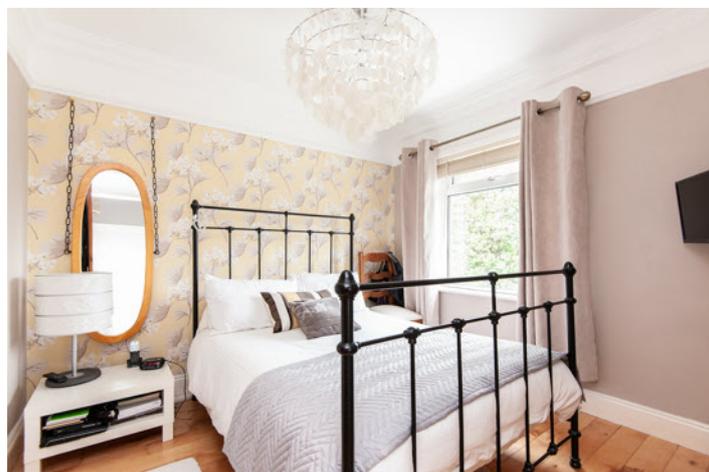
Pathway to front door.

BACK: Enclosed rear garden laid in lawn. Pebble

dsh store. Additional patio area. Surrounding

hedging and mature shrubbery. Outside light and

tap.

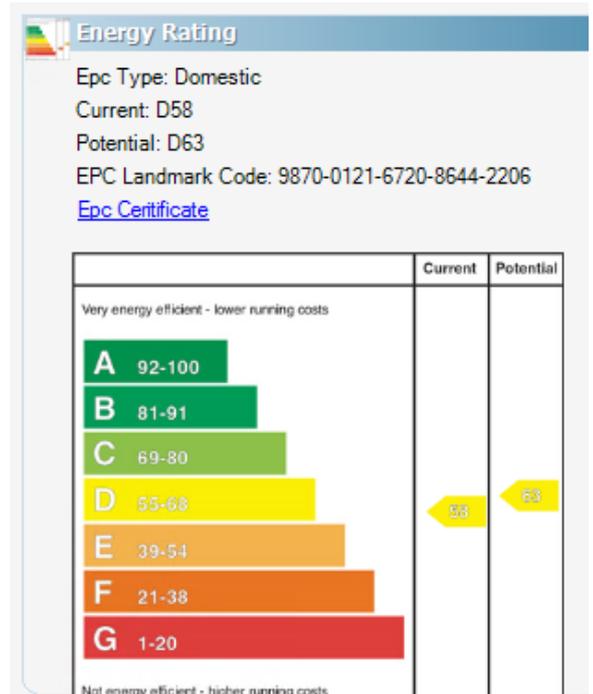


Telephone 028 9065 0000

www.templetonrobinson.com

Location:

Turn off Holywood Road into Sydenham Park and follow the road round to the right. Sydenham Crescent is the first turn on the right hand side. Number 24 is on the left hand side.



Ballyhackamore - 028 90 65 0000
 Lisburn Road - 028 90 66 3030
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700

www.templetonrobinson.com



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