



A beautifully presented mid terrace property conveniently located within the heart of Sydenham. Affording a deceptively spacious interior benefitting from a generously proportioned open plan layout to the ground level. Briefly comprising living room leading to dining room and separate modern kitchen. Upstairs there are three bedrooms plus main bathroom. Further enhanced by gas fired central heating and uPVC glazed windows, the property is tastefully decorated and completed to a good standard of finish throughout, allowing for any prospective purchaser to simply move in and enjoy. Externally, this is complimented by an enclosed, landscaped rear garden.

An ideal location for commuters, Sydenham railway halt offers ease of access to Bangor, Belfast and beyond. Also within proximity to Belfast City Airport plus a variety of shops and eateries at Belmont and Ballyhackamore. We are confident this property will appeal to a range of prospective buyer from first time buyers and young professionals to investors alike.

Offers Over  
£149,950

25 Victoria Drive,  
Sydenham,  
BELFAST,  
BT4 1QT

Viewing by  
appointment  
through agent  
028 9042 4747



- Beautifully presented mid terrace property
- Conveniently located within the heart of Sydenham
- Tastefully decorated & finished to a high standard
- Deceptively spacious & well-proportioned layout
- Living Room through to Dining Room
- Separate modern kitchen
- Three Bedrooms
- Shower Room
- Gas fired central heating / uPVC frame double glazed windows
- Slingsby ladder to floored roofspace with light
- Enclosed, landscaped, south-west facing rear garden
- Within proximity to Ballyhackamore, Belmont & Belfast
- Ideal for commuters - excellent road, rail and air transport links nearby
- Will appeal to a wide range of prospective purchaser - Viewing is a must



The Property Comprises:

#### Ground Floor

uPVC front door to . . .

HALLWAY: Walnut effect laminate wood floor.

LIVING ROOM THROUGH TO DINING ROOM:

23' 11" x 13' 9" (7.3m x 4.2m) Feature electric fireplace (wood burning stove effect inset), walnut effect laminate wood floor, uPVC double glazed double doors to exterior.

KITCHEN: 13' 9" x 6' 7" (4.2m x 2m) Modern fitted kitchen with excellent range of high and low level units, composite sink with drainer and mixer tap, laminate worktops, built-in four ring ceramic hob, stainless steel extractor fan, built-in electric oven, built-in washing machine, built-in fridge freezer, part tiled walls, ceramic tiled floor, uPVC double glazed door to exterior, walk-in larder, shelved with light.





## First Floor

LANDING: Feature glazed ballustrade with oak newel post and handrail. Slingsby ladder to floored roofspace with light.

BEDROOM (1): 13' 1" x 10' 2" (4m x 3.1m)

Outlook to front.

BEDROOM (2): 11' 10" x 10' 2" (3.6m x 3.1m)

BEDROOM (3): 9' 10" x 8' 2" (3m x 2.5m)

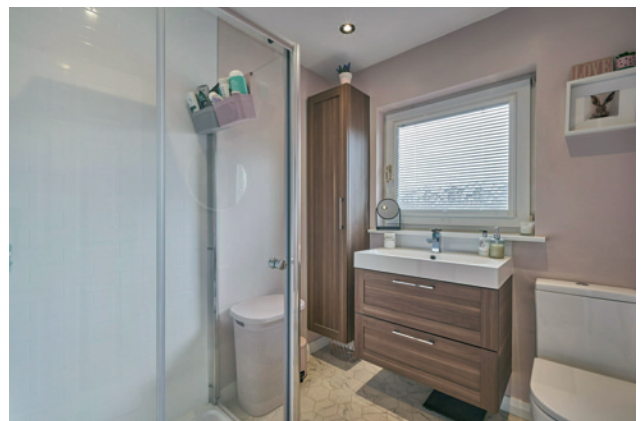
SHOWER ROOM: uPVC panelled built-in shower cubicle with mains shower unit, wash hand basin with mixer tap and low level drawer, low flush wc, vinyl flooring, low voltage spotlights, extractor fan, window.

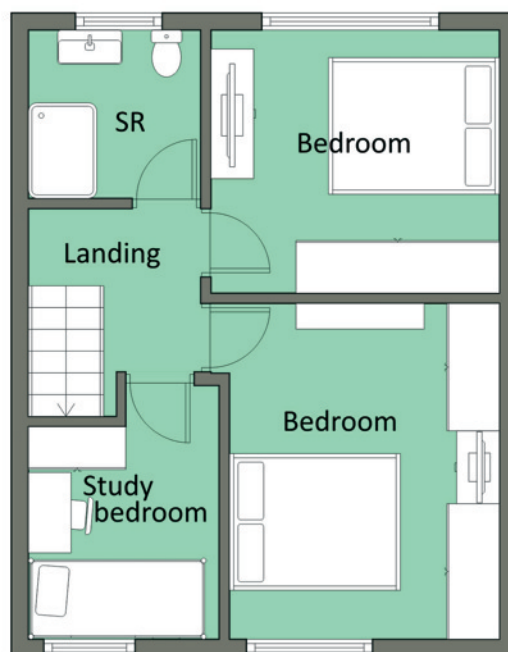
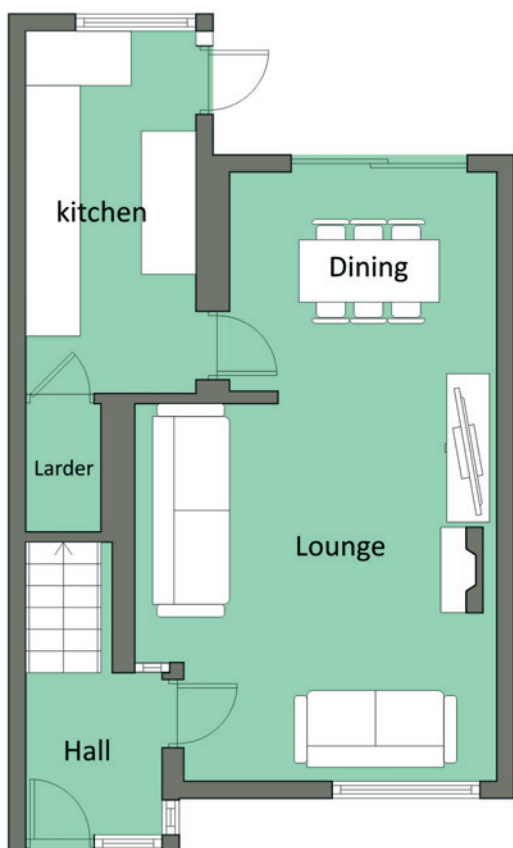
## Outside

Enclosed rear garden benefitting from sunny south facing aspect. Concrete area. Garden in artificial grass enclosed by fencing. Timber shed, outdoor power point, outside tap and light.

## Location:

Travelling out of Belfast along the Newtownards Road, turn left onto the B505 Holywood Road. Continue for approx 1km then turn left onto Palmerston Road. After the bend, take the third left onto Victoria Road then second left onto Victoria Avenue. Victoria Drive is next of the right & No.25 is on the left hand side.





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 Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
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