



## 5 Seascape Parade , Belfast, BT15 3NQ

**Offers Over £99,950**

Handsome Red Brick Double Fronted Town Terrace With Delightful Rear Gardens In Sought After Cul De Sac location.

Holding a superb position within this highly regarded cul de sac location with delightful rear garden this attractive town terrace will have immediate appeal. The accommodation comprises 2 bedrooms, lounge, modern fitted kitchen and white bathroom suite. The dwelling further offers uPvc double glazed windows and exterior doors, fascia eaves, replacement rainwater goods, oil fired central heating incl recent new boiler and radiators. Hard landscaped gardens in patio to front combines with the delightful rear gardens in patio and mature lawn all in this sought after position to make this an opportunity not to be missed - Early viewing is highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	57	69
EU Directive 2002/91/EC		

# 5 Seascape Parade

, Belfast, BT15 3NQ



- Handsome Double Fronted Red Brick Town Terrace
- Oil Fired Central Heating
- Modern White Bathroom Suite
- 2 Bedrooms Lounge
- Upvc Double Glazed Windows
- Private Rear Gardens
- Modern Fitted Kitchen
- Pvc Fascia And Eaves
- Sought After Cul De Sac Location

## Entrance Hall

UPvc double glazed entrance door, ceramic tiled floor.

## Lounge

14'3" x 10'2" (4.36 x 3.10)  
Attractive fireplace, gas inset, wood laminate floor, double panelled radiator.

## Kitchen

14'0" x 10'5" widest (4.28 x 3.19 widest)  
Single drainer stainless steel sink unit, range of high and low level units, formica worktops, cooker space, plumbed for

washing machine, fridge/freezer space, panelled radiator, understairs storage, uPvc double glazed rear door.

## First Floor

Landing, panelled radiator.

## Bedroom

13'10" x 9'10".39'4" (4.22 x 3.12 )  
Wood laminate floor, double panelled radiator

## Bedroom

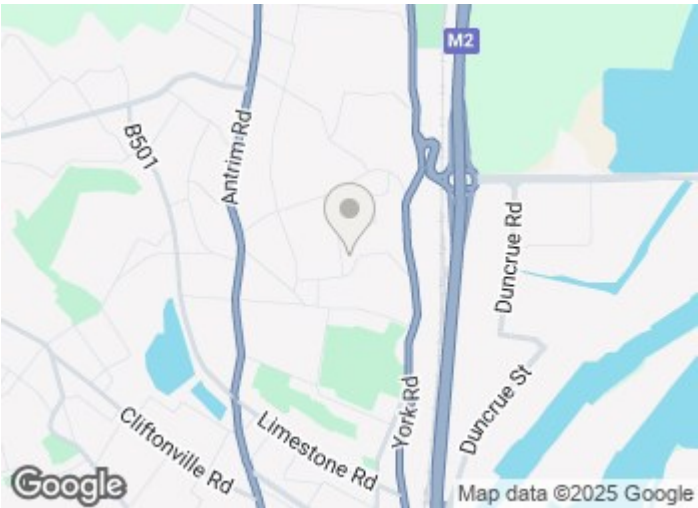
9'11" x 8'0" (3.04 x 2.46)  
Built in storage, hotpress, wood laminate floor, panelled radiator.

## Bathroom

White suite comprising fully tiled shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, partly tiled walls, ceramic tiled floor, panelled radiator.

## Outside

Hard landscaped gardens front, Rear in patio, mature lawn, outside storage, outside tap and light, pvc oil tank, boiler house, garden shed.



## Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

