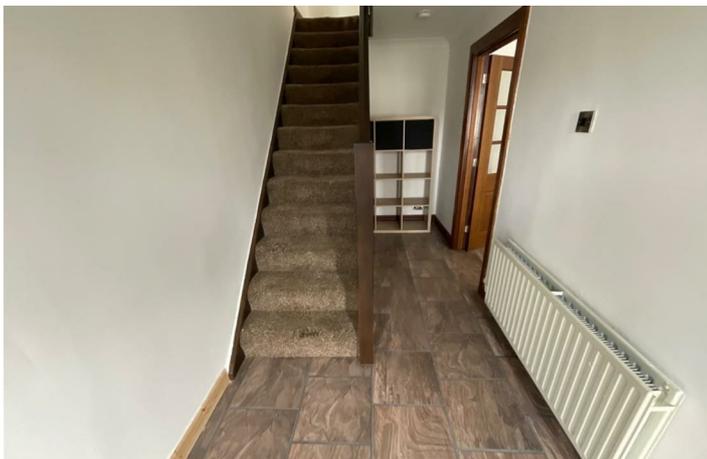
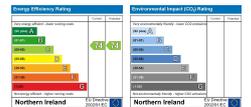




4 Hopewell Crescent  
Belfast, BT13 1DN

Offers over  
£99,950



# 4 Hopewell Crescent

, Belfast, BT13 1DN

Offers over £99,950



A rare opportunity to acquire an extremely well presented and deceptively spacious dwelling in an ideal location just a short distance from the Mater Hospital, Belfast City Centre and both major motorways.

Internally the property has benefitted from continued modernisation with fixtures and fittings of the highest standard including recently installed double glazed windows and doors, solid wood internal doors, modern fitted kitchen, luxury white bathroom suite and eye catching flooring.

The property further boasts uPVC fascia and guttering, gas fired central heating, secure off street parking and attractive enclosed rear yard.

The dwelling is located just a short walk from the Mater Hospital and Belfast City Centre with both major motorways just minutes away.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

## Ground Floor

### Entrance Hallway

Spacious vestibule entrance, uPVC entrance door with panelled glass, tile effect laminate flooring, double panelled radiator, solid wood internal door with panelled glass leading to:

### Living Room 15'2" x 11'2" (4.64m x 3.42m)

Tile effect laminate flooring, double panelled radiator, solid wood french doors with panelled glass leading to:

### Kitchen 17'7" x 8'4" (5.37m x 2.56m)

Modern fitted kitchen with a range of high and low level units, tiled splash backs and contrasting worktops, integrated double oven and hob with extractor hood, plumbed for a washing machine, sink and a half unit with mixer taps and drainer, double panelled radiator, enclosed electric meter, ample dining space, access to enclosed rear yard

## First Floor

### Landing

Enclosed storage cupboard, access to roof space via pull down ladder

### Bathroom

Luxury white 3 piece bathroom suite including low flush W/C, pedestal wash hand basin and electric shower over tiled bath, tiled flooring and walls, PVC cladded ceiling with recessed lighting, double panelled radiator

### Front Bedroom 11'3" x 11'2" (3.44m x 3.42m)

Built-in wooden wardrobes, wood laminate flooring, double panelled radiator

### Rear Bedroom 9'8" x 11'4" (2.96m x 3.46m)

Wood laminate flooring, double panelled radiator

### Third Bedroom 7'3" x 6'2" (2.22m x 1.88m)

Double panelled radiator

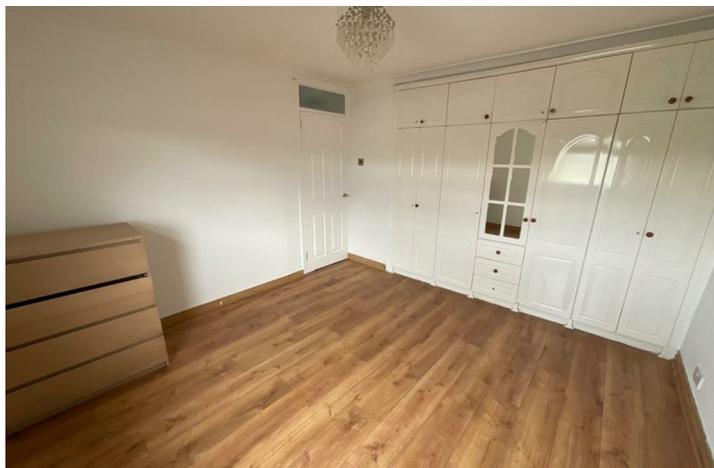
## Outside

### Front

Metal access gate leading to paved driveway

### Rear

Full paved and enclosed rear yard, large storage shed, water tap, access to rear entry



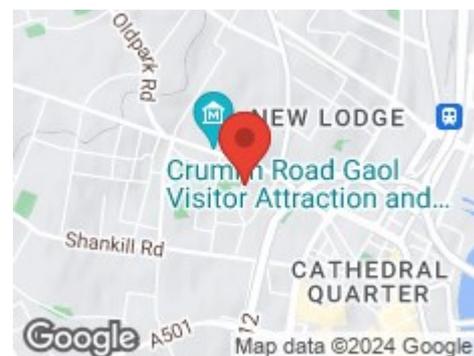
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.