



Glenbrook Avenue
Belfast, BT5 5JP

Offers in the region of
£165,000



No.1 Glenbrook Avenue

No 1 Glenbrook Avenue is a beautifully constructed red brick end-terrace property conveniently located within walking distance to bustling Ballyhackamore. A stylish townhouse that has been well maintained and presented throughout by the current owners, retaining many of its original features and period charm. On the ground floor there is a welcoming hallway with ceramic tiled flooring leading to a generous through lounge/dining room and a well-appointed kitchen with direct access to a well-maintained courtyard. On the first floor, there is a beautifully presented master bedroom with an exposed brick feature wall, and second bedroom is currently used as a beautiful walk-in wardrobe with built-in slide robes and a dressing area, along with a separate W/C currently housing a newly installed (2023) 'Ideal' combi gas boiler and Bathroom. Located on the second floor are further two double good-sized bedrooms, one currently being used as a home office. Externally there is a front forecourt and an enclosed rear yard.







The facts you need to know...

- Impressive End Terrace Property
- Large Open Plan Living Dining Area
- Family Bathroom
- Built in Sliderobes and Dressing Area
- New Combi Gas Boiler Installed (2023)/ Double Glazing Throughout
- Four Large Bedrooms
- Well Appointed Kitchen
- Additional W/C
- Ample Storage Space
- Wonderful Home in the Heart of East Belfast





The property comprises...

GROUND FLOOR

ENTRANCE HALL

A striking entrance hall with durable composite front door, ceramic tiled flooring, skirting boards, alcove for hanging coats.

LIVING DINING AREA

23'0" x 8'11"

A bright, spacious living dining area with a large bay window fitted with bespoke white plantation shutters, hard wood oak flooring throughout, skirting boards, storage cupboard with light.





The property comprises...

KITCHEN

11'9" x 5'11"

A well appointed 'L-shape' kitchen with ample storage, integrated electric hob and Zanussi oven with stainless steel extractor fan, sink and mixer tap. The kitchen has partially tiled walls, floors and also benefits from a large double glazed picture window, with roller blinds looking onto a good sized enclosed courtyard. Direct access to the courtyard via a composite door with glass panels.

FIRST FLOOR

Carpeted flooring, upvc double glazed window leading to..



The property comprises...

SEPARATE W/C

3'11" x 3'7"

A useful addition is this separate W/C, with low flush toilet, pedestal sink, extractor fan, also housing a new Gas Combi Boiler (installed 2023).

BATHROOM

5'11" x 5'6"

Bathroom suite with bath with shower over, low flush w/c and pedestal sink with tap. Partially tiled walls, flooring, small frosted window, towel rail radiator and extractor fan.

MASTER BEDROOM

9'4" x 9'4"

This comfortable master bedroom is bright and spacious with an exposed brick feature wall, a large double-glazed picture window with custom made plantation shutters, solid oak hardwood floor, with oak skirting boards

BEDROOM TWO

10'2" x 7'2"

A good size room currently used as a walk-in wardrobe, with oak flooring and skirting boards, built-in bespoke mirrored slide robes (with ample shelving with full and half-length hanging space within), a built-in dressing table, a large mirror, and drawers. Natural light floods the room with PVC double glazing with plantation shutters.

SECOND FLOOR

Carpeted landing with uPVC Double Glazed Window with Plantation Shutters leading to..

BEDROOM THREE

13'4" x 9'5"

A large double bedroom with a dormer window with a horizontal wooden Venetian blind, oak flooring, and skirting boards,

BEDROOM FOUR

10'2" x 7'8"

A good sized bedroom, currently used as a home office, oak hard-wood flooring, skirting boards, and velux window-triple-glazed

OUTSIDE



To the rear of the property is a small enclosed courtyard.



Additional Information

Glenbrook Avenue is a highly sought-after location that benefits from being a short walking distance of shops, restaurants, and amenities. Extremely popular with first-time buyers and investors, this property is sure to attract strong interest. There are leading local primary and secondary schools in close proximity as well as public transport links to Belfast City Centre within a minute's walk. To arrange a viewing contact HMK Property on 02890397712

ENERGY EFFICIENCY RATING

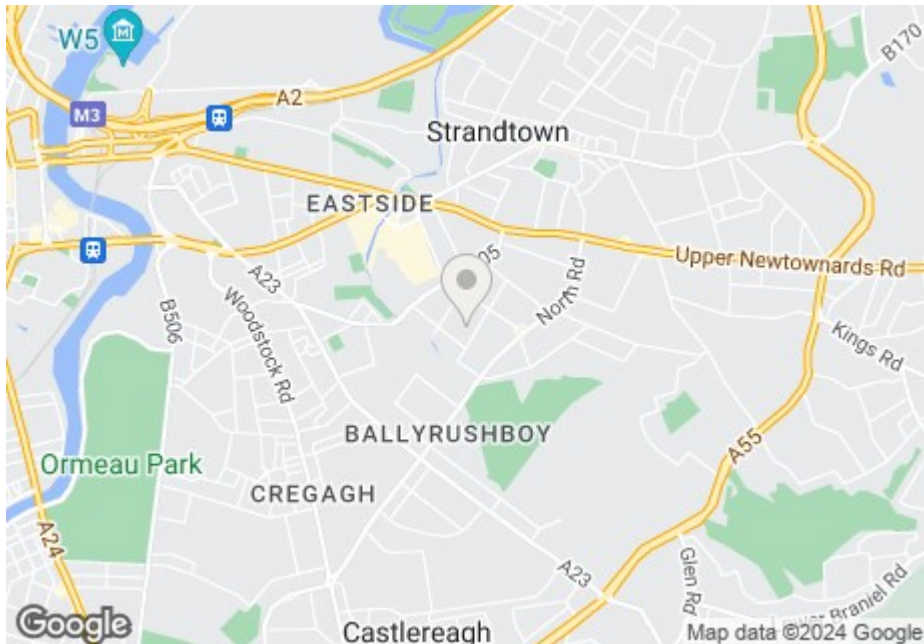
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	52	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

VIEWING

By appointment with HMK Property

Location

From the North Road Roundabout travel down Bloomfield Road, Glenbrook Avenue is the fourth street on the left hand side. No.1 is the last property at the end of the street (left hand side)



1 Glenbrook Avenue, Belfast



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