



Grand Parade  
Belfast, BT5 5HH

Offers in the region of £249,950



## Grand Parade, Belfast BT5

HMK Property is delighted to introduce No.34 Grand Parade to the sales market. This beautifully presented home located just off the Castlereagh Road, with a host of local amenities with parks and schools all on your doorstep. On the ground floor there is a bright entrance hall, with laminate flooring, and storage under stairs. There are two excellent reception rooms, separated by glass panelled doors, with laminate flooring that runs throughout and dual aspect windows including a large bay window to the front of the property. At the rear of No.34 there is a bright modern kitchen with integrated modern appliances, to include fridge/freezer, electric hob with oven under and dishwasher, tiled flooring with feature low level lighting and direct access to a beautiful south facing garden with mature shrubs, raised decking, pond and a historical underground WW2 bomb shelter (entrance blocked). On the first floor there are three excellent bedrooms. The two larger bedrooms have built in robes and the master has a beautiful bay window and feature tiled fireplace. There is also an bright modern bathroom, fully tiled with shower over bath, low flush W/C, vanity unit and LED mirror with Bluetooth. Outside the property also benefits from a tarmac driveway for parking for at least two cars. Given the location of No.34 and quality of finish on offer we strongly advise early viewing. To schedule a viewing contact HMK Property directly on 02890397712.



HMK Property 8 Grand Parade, Belfast, BT5 5HH

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## *The facts you need to know...*

- A beautifully presented three bed semi-detached
- Spacious kitchen with ample storage and integrated appliances
- Three excellent bedrooms, master with feature fireplace and bay window
- A beautiful south facing garden with water feature
- Highly sought after location, with excellent links in and out of the city
- Two bright reception rooms, living room with bay window
- A slick modern bathroom with shower over bath and drencher shower head
- Fully floored roofspace with access via slingsby ladder from landing
- Gas heating/double glazing throughout
- The ideal home for First-time buyers or young professionals





## *The property comprises...*

### **GROUND FLOOR**

Laminate flooring leading

### **ENTRANCE HALL**

Laminate wooden floor. Cloaks cupboard under stairs

### **DINING ROOM**

12'5" x 11'5"

A bright dining room with glass panel doors leading to separate living room, a large uPVC window overlooking a south facing garden.

### **LIVING ROOM**

13'8" x 11'1"

A tastefully decorated living room with a large bay window, laminate wood flooring, cornice ceiling and electric fire.





## *The property comprises...*

### **KITCHEN**

19'7" x 7'6"

A bright modern kitchen with a ample high and low cupboard, with lighting, integrated appliances to include electric hob, with oven under, dishwasher and fridge freezer, dual aspect uPVC double glazed windows overlooking a beautiful south facing garden and uPVC door for access to garden

### **FIRST FLOOR**

#### **LANDING**

Carpeted landing with access to floored roof-space

### **MAIN BEDROOM**

14'2" x 10'4"

A good size main bedroom with bay window, built in storage and feature fireplace.



## *The property comprises...*

### **BEDROOM TWO**

12'0" x 9'8"

Another excellent double, with built in slide-robes, and hot press housing the gas combi-boiler.

### **BEDROOM THREE**

8'5" x 6'7"

A good size single bedroom overlooking the front of the property

### **FAMILY BATHROOM**

A modern bathroom suite, with fully tiled floor and walls with bath and chrome drencher shower head over, low flush W/C and sink with storage under, LED mirror with Bluetooth connectivity, heated towel rail

### **FLOORED ROOFSpace**

15'7" x 10'7"

Fully floored.

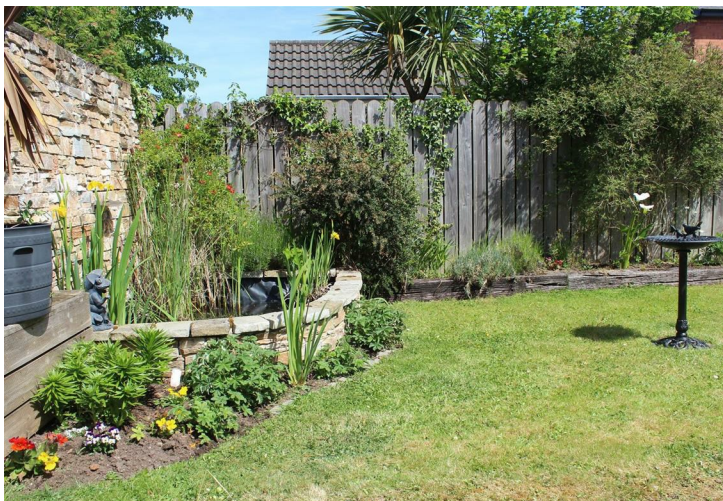
### **OUTSIDE**

At the front of the No. 34 there is a shared

driveway, with space for 2 cars and small lawn. At the rear of the property there is a beautifully presented south facing garden, with a raised decking area, water feature and pond, laid in lawn with a variety of plants and shrubs, and a paved patio area.





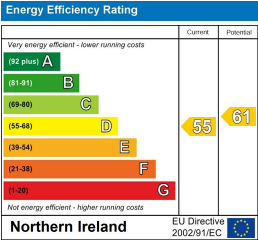


# Additional Information

No.34 Grand Parade is perfect for first time buyers or families, wanting to be close to the ever popular Ballyhackamore and it's many fantastic amenities, with Orangefield Park on your doorstep and excellent transport links to include the Glider bus service into Belfast city centre.

Need to sell or buy? Contact Hannah Kennedy today on 028 90397712 to arrange a free property valuation.

## ENERGY EFFICIENCY RATING

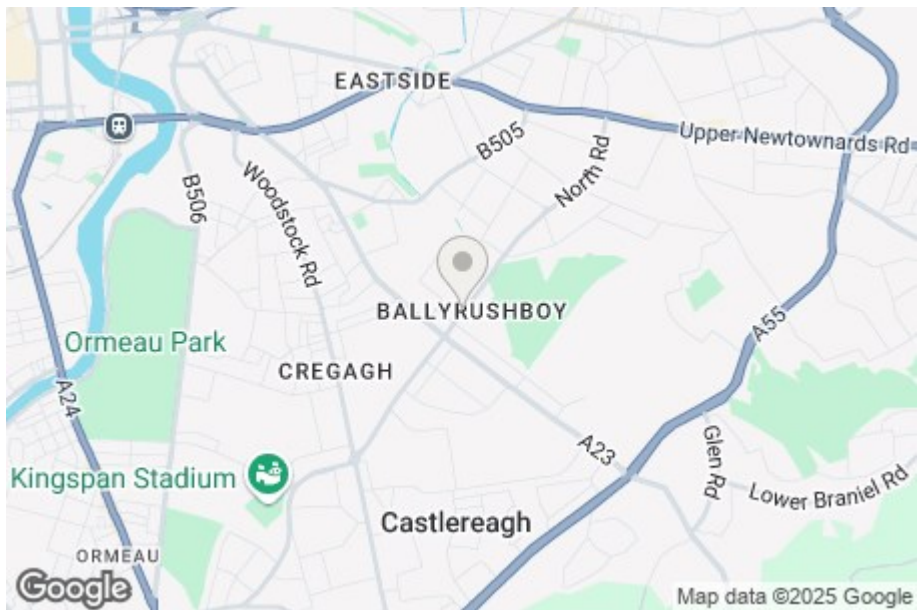


## VIEWING

By appointment with HMK Property

# Location

Travelling passed HMK Property from the Castlereagh Road, No. 34 is on the left hand side.



Please Note: This floorplan is for illustration purposes only  
Plan produced using PlanItUp

34 Grand Parade, Belfast



**HMK Property - Sales - Lettings -  
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## Request a Free property valuation

Whether you're downsizing, need more space or simply a change of scenery. Whatever your reason for moving, HMK Property holds the key...

Contact HMK today for a free  
property valuation 02890397712



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