



1 SANDFORD AVENUE

BELFAST BT5 5NW

Offers Over
£495,000

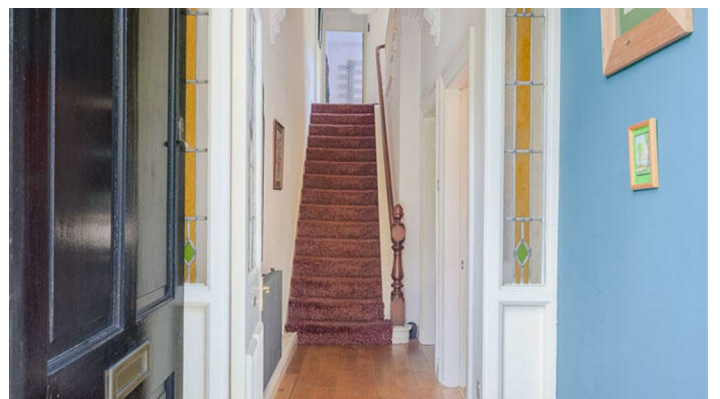


HOUSE - SEMI-
DETACHED
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KEY FEATURES

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ROOM DETAILS

ENTRANCE

Entrance Porch:

GROUND FLOOR

Entrance Hall:

Front Lounge:

15'3" x 12'5"

Dining Room /

Family Room:

12'11" x 10'10"

Open Plan Kitchen

/ Dining / Living

Area:

20'10" x 16'9" at widest points

FIRST FLOOR

First Floor Landing:

Principal Bedroom:

16'9" x 15'3"

Bedroom Two:

10'10" x 10'1"

Bathroom:

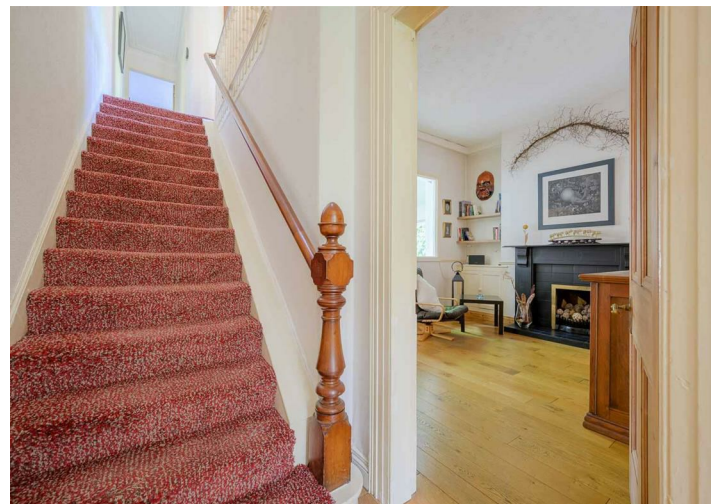
Separate Shower

Room:

SECOND FLOOR

Bedroom Three:

16'9" x 12'7" at widest points



DIRECTIONS

Travelling along the Upper Newtownards Road in the direction of Stormont Estate, turn right at the crossroad junction onto North Road. Turn right onto Cyprus Avenue then take the second left onto Sandford Avenue. No 1 is located on the right hand side.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OUR BRANCHES

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