



40 SANDHILL PARADE

BELFAST BT5 6FH

Offers Around
£235,000



SEMI-DETACHED | 3 | 1 | 2

We are delighted to bring to the market this well presented three-bedroom semi-detached property, situated on the cusp of the highly sought after Ballyhackamore area of East Belfast.

KEY FEATURES

- Well Presented Three Bed Semi-Detached Property Located on the Cusp of Ballyhackamore, East Belfast
- Boasting Ease of Access to Belfast City Centre, George Best City Airport and the Bustling Ballyhackamore Village
- Close Proximity to the Connswater Greenway, Ideal for Walking, Cycling, with Access to Play Parks and Local Attractions
- Front Lounge
- Separate Dining Room
- Fitted Kitchen with Range of High- and Low-Level Units
- Three Well Proportioned Bedrooms
- Fitted Family Bathroom with Modern White Suite
- Enclosed Private Rear Garden
- Private Driveway with Ample Off Street Parking and Enclosed Front Garden
- Gas Fired Central Heating
- UPVC Double Glazed Throughout
- Broadband Speed - Ultrafast
- No Onward Chain
- Early Viewing Highly Recommended



ROOM DETAILS

ENTRANCE

Front Door

GROUND FLOOR

Front Lounge

11'5" x 10'10"

Spacious Hallway

Dining Room

12'0" x 10'5"

Kitchen

13'6" x 7'3"

Stairs to First Floor

Landing

Roof Space

OUTSIDE

First Floor

Family Bathroom

Bedroom One

11'3" x 10'5"

Bedroom Two

11'7" x 10'5"

Bedroom Three

7'9" x 7'3"



DIRECTIONS

Travelling along the Sandown Road from Knock Road in the direction of Ballyhackamore, turn left on to Clara Road. Turn left then right on to Sandhill Parade. Number 40 is located on the right hand side of the road.



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		82
(69-80) C		
(55-68) D		
(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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