



64 VICTORIA DRIVE

Belfast BT4 1QT

Offers Around

£175,000



END TERRACE | 3  | 1  | 1 

We are delighted to bring to the market this well presented three-bedroom end-terrace property located in the ever-popular residential location of Sydenham in East Belfast.

KEY FEATURES

- Three Bedroom End-Terrace Property Located in Sydenham with Excellent Convenience to Belmont and Ballyhackamore Villages
- Highly Sought After Location with Close Proximity to Main Arterial Transport Routes, the Picturesque Victoria Park, Leading Primary and Secondary Schools, Local Coffee Shops, Restaurants and Bars
- Three Well Proportioned Bedrooms
- Bright and Spacious Lounge
- Fitted Kitchen, Open to Ample Dining Space
- Family Bathroom with Modern White Suite
- Excellent Storage Throughout
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Floored Roof Space with Excellent Additional Storage
- Enclosed Private Rear Garden Ideal for Outdoor Entertaining
- Likely to Appeal to the First Time Buyer, Investor, Young Professional or Young Family Alike
- Broadband Speed – Ultrafast
- Early Viewing Recommended



ROOM DETAILS

ENTRANCE

Front Door:

GROUND FLOOR

Spacious Reception Hall:

Lounge:

14'10" x 13'0" at widest points

Kitchen Diner:

8'8" x 16'4"

Stairs to First Floor Landing:

FIRST FLOOR

Family Bathroom:

Bedroom One:

13'11" x 8'10"

Bedroom Two:

9'8" x 8'10"

Bedroom Three:

9'0" x 7'3" at widest points

Fixed Staircase to Floored Roof Space:

OUTSIDE

Rear Courtyard:



DIRECTIONS

Travelling along Holywood Road in the direction of Belfast City Centre, turn right on to Palmerston Road. Take the third left on to Victoria Road, then the second left on to Victoria Avenue. Turn right on to Victoria Drive. Number 64 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		73	78
(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

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

