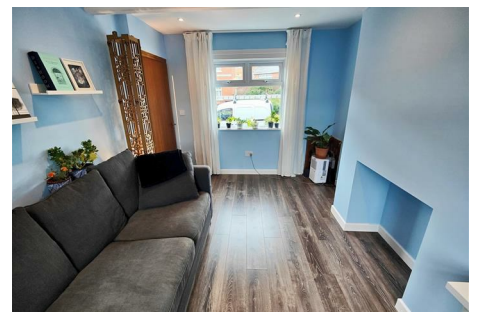




## 23 Seabourne Parade , Belfast, BT15 3NP

**Offers In The Region Of  
£120,000**

Extensively Modernised Period Town Terrace Set Within This Most Popular Location Minutes From The City

Holding a prime position within this highly regarded and sought after location this attractive red brick Period town terrace will have immediate appeal. The extensively refurbished interior comprises 2 bedrooms, lounge, new modern fitted integrated kitchen incorporating built-in oven and glass induction hob, integrated fridge freezer, integrated washing machine and modern white bathroom suite. The dwelling further offers uPvc double glazed windows, gas fired central heating and has benefitted from wiring improvements, replacement radiators and extensive re-plastering.

A most sought after location with Seaview Primary school, public parks and many amenities combines with a private rear garden makes this an opportunity not to be missed.

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

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# 23 Seabourne Parade

, Belfast, BT15 3NP



- Extensively Modernised Period Town Terrace
- Modern White Bathroom Suite
- Extensive Re-Plastering With Wiring Improvements
- Most Convenient Location
- 2 Bedrooms Through Lounge
- Gas Central Heating
- Highest Presentation
- Integrated Luxury Fitted Kitchen
- Upvc Double Glazed Windows
- Private Rear Garden With Garage

## Entrance Hall

Upvc double glazed entrance door.

## Lounge

14'0" x 9'11" (4.29 x 3.04)

Hole in wall fireplace, wood laminate floor, double panelled radiator, recessed lighting.

## Kitchen

14'0" x 10'9" (4.29 x 3.28)

Newly fitted kitchen comprising bowl and a half stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven, glass induction hob, integrated

extractor fan, integrated fridge/freezer, tall larder, integrated washing machine, breakfast bar, recessed lighting, panelled radiator Upvc double glazed rear door. Under stairs cloaks.

## First Floor

Landing, panelled radiator.

## Bedroom

13'8" x 10'0" (4.18 x 3.07)

Wood laminate floor, panelled radiator.

## Bedroom

10'3" x 8'1" (3.13 x 2.47)

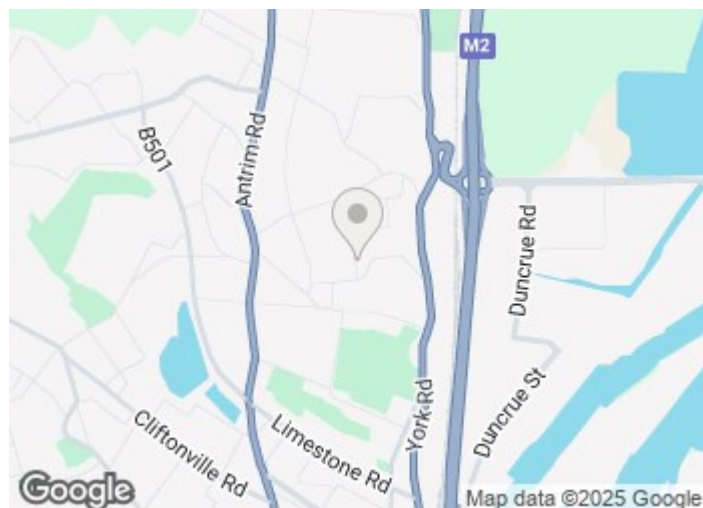
Wood laminate floor, panelled radiator.

## Bathroom

Modern white suite comprising shower cubicle, drench shower, telephone hand shower, vanity unit, low flush wc, pvc panelled walls and ceiling, recessed lighting, feature radiator.

## Outside

Gardens front and rear in patio and flower beds with mature shrubs. green house, large garden shed, outside light and tap, boiler house, gas boiler.



## Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

