

## 24 Hoylake Park , Belfast, BT14 6PR

**Offers Around £124,950**

Superb Semi Detached Villa Holding A Prime Position Within This Highly Regarded Residential Location.

Excellent opportunity to purchase a semi detached villa holding a prime position within this most desirable section of the residential location. The modern interior comprises of 2 bedrooms, spacious lounge, luxury fitted kitchen incorporating built-in high level oven and hob with open plan dining area and modern white bathroom suite. The dwelling further offer uPvc double glazed windows, gas central heating and has benefitted from a programme of improvement works in recent times. South facing hard landscaped rear garden with outbuilding combines with excellent local amenities and the City Centre just a short commute away makes this the perfect home for young and old alike.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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



# 24 Hoylake Park

, Belfast, BT14 6PR



- Superb Semi Detached Villa
- 2 Bedrooms
- Spacious Lounge
- Luxury Fitted Kitchen
- Open Plan Dining Area
- Modern White Bathroom Suite
- Gas Central Heating
- Upvc Double Glazed Windows
- Most Convenient Location

## Entrance Hall

Upvc double glazed entrance door, wood laminate floor

## Lounge Into Bay

11'10" x 9'5" (3.62 x 2.89)

Wood laminate floor, built-in storage, double panelled radiator, recessed lighting.

## Bathroom

Modern white bathroom comprising walk-in shower, drench style thermostatic shower, vanity unit, low flush wc, feature radiator, fully tiled walls, recessed lighting.

## Kitchen

11'2" x 11'11" (3.41 x 3.65)

Single drainer stainless steel sink unit, high and low level units, stone worktops, built-in high level oven and gas hob,

stainless steel extractor fan, integrated microwave, fridge/freezer space, integrated dishwasher, wood laminate floor, understairs storage, double panelled radiator.

## Dining Area

9'5" x 6'4" (2.89 x 1.94)

Wood laminate floor, recessed lighting, uPvc door to rear.

## First Floor

Landing.

## Bedroom

9'6" x 10'7" (2.90 x 3.25)

Built-in mirrored slide robes, built-in storage, wood laminate floor, double panelled radiator.

## Bedroom

10'10" x 8'0" (3.31 x 2.46)

Built-in mirrored slide robes, wood

laminate floor, Slingsby ladder to roofspace.

## Floored Roofspace

Lighting.

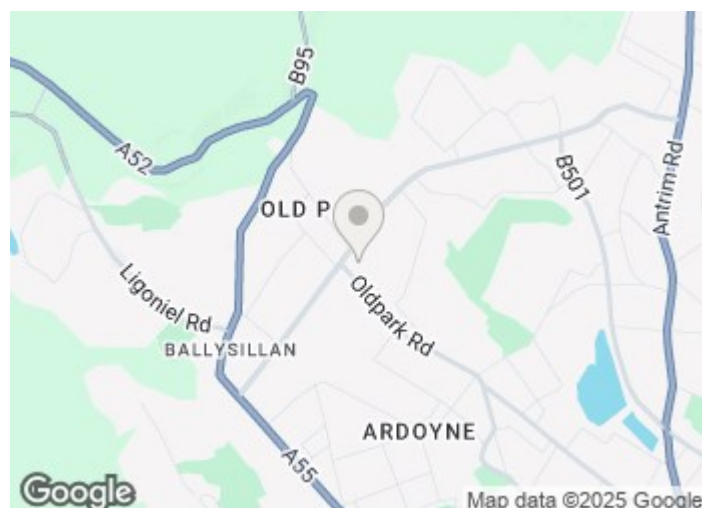
## Outside

Hard landscaped gardens front and rear. Private rear garden in stone chippings and flowerbeds, outside light and tap.

## Outbuilding

22'10" x 9'1" (6.98 x 2.79)

Single drainer stainless steel sink unit, range of low level units, plumbed for washing machine, tumble dryer space.



## 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.

