



36 Springfield Parade , Belfast, BT13 3QR

Offers Over £149,950

Superb Well Maintained Mid Terrace Offering Fabulous Family Home In This Highly Desirable Residential Location!

A well maintained mid terrace family home holding a prime position within this highly desirable residential location. The interior comprises 3 bedrooms, spacious lounge, fitted kitchen with informal dining area and classic white bathroom suite with separate matching wc. The dwelling further offers upvc double glazed windows and exterior doors, pvc fascia and eaves and gas fired central heating. Off street carparking and extensive south facing hard landscaped rear garden combines with most convenient location with leading school, public transport routes and supermarkets within walking distance makes this a family home not to be missed. - Early Viewing Highly Recommended!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

36 Springfield Parade

, Belfast, BT13 3QR



- Superb Well Maintained Mid Terrace
- Fitted Kitchen
- Upvc Double Glazed Windows
- 3 Bedrooms
- Classic White Bathroom Suite, Separate WC
- South Facing Rear Garden, Off-street Carparking
- Spacious Lounge
- Gas Fired Central Heating
- Most Convenient Location

Entrance Hall

Upvc double glazed entrance door, panelled radiator, ceramic tiled floor.

Lounge

17'9" x 10'4" (5.43 x 3.15)

Antique fireplace with tiled inset and wooden hearth, wood laminate floor, two panelled radiator, picture rail.

Kitchen

13'6" x 10'4" (4.13 x 3.15)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, cooker space, stainless steel canopy extractor fan, under fridge/freezer space, plumbed for washing machine, ceramic tiled floor, understairs storage, uPvc door to rear.

Lobby

6'11" x 6'11" (2.13 x 2.11)

Upvc double glazed entrance door, ceramic tiled floor.

First Floor

Landing

Bathroom

Classic white bathroom suite comprising panelled bath, vanity unit, featured radiator, partly tiled walls, wood laminate floor

Separate W.C

Low flush wc

Bedroom

8'7" x 7'1" (2.63 x 2.18)

Built-in robes, wood laminate floor, panelled radiator, cornice ceiling.

Bedroom

10'3" x 11'10" (3.14 x 3.63)

Wood laminate floor, panelled radiator.

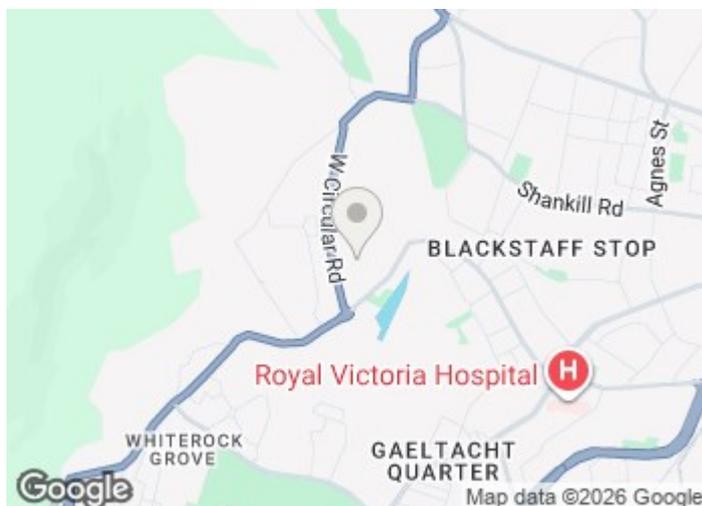
Bedroom

11'10" x 10'4" (3.62 x 3.15)

Wood laminate floor, panelled radiator, cornice ceiling, built-in storage, concealed gas boiler.

Outside

Front garden in brick pavers offering off street carparking, mature lawn and flowerbeds. South facing hard landscaped rear garden in stone chippings, flowerbeds, greenhouse, raised paved patio area, shed.



Directions



Floor Plan

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