



17 Seagrove Parade, , Belfast, BT15 3NX

Offers Around £114,950

Charming Cottage Style Red Brick Double Fronted Town Terrace Holding A Prime Position Within This Ever Popular Location.

Holding a prime position within this ever popular location, this beautifully maintained and updated period red brick mid terrace will have immediate appeal. The interior comprises 2 bedrooms, spacious through lounge, fitted kitchen with dining area and fully tiled modern white bathroom suite. The dwelling further offers gas central heating, replacement radiators, pvc double glazed windows and exterior doors, wood laminate and ceramic floor coverings and has undergone a programme of improvement works in past years to include wiring improvements. Hard landscaped private gardens and low outgoings combines with this most popular and convenient location to add the finishing touches to a home ideally suited to the first time buyer or young married couple alike - Early Viewing is 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

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- Charming Cottage Style Mid Terrace
- Modern White Bathroom
- Replacement Radiators
- Short Commute To City
- 2 Bedrooms Through Lounge
- Upvc Double Glazed Windows
- Hard Landscaped Gardens
- Fitted Kitchen With Dining
- Gas Central Heating
- Popular And Convenient Location

Entrance Hall

Pvc double glazed entrance door. Wood laminate floor, picture rail, double panelled radiator.

Through Lounge

13'7" x 9'8" (4.15 x 2.97)

Wood laminate floor, picture rail, double panelled radiator.

Kitchen

14'1" x 10'8" (4.30 x 3.27)

At widest, double drainer stainless steel sink unit, high and low level units, formica worktops, cooker space, under unit fridge space, under stairs storage, partly tiled walls, ceramic tiled floor, pvc door to rear.

Dining/Breakfast Area

Wood laminate floor, picture rail, double panelled radiator.

First Floor

Landing.

Bathroom

Modern white suite comprising shower cubicle, thermostatically controlled shower, vanity unit, low flush wc, fully tiled walls, ceramic tiled floor, panelled radiator.

Bedroom

13'9" x 10'2" (4.20 x 3.12)

Picture rail, double panelled radiator.

Bedroom

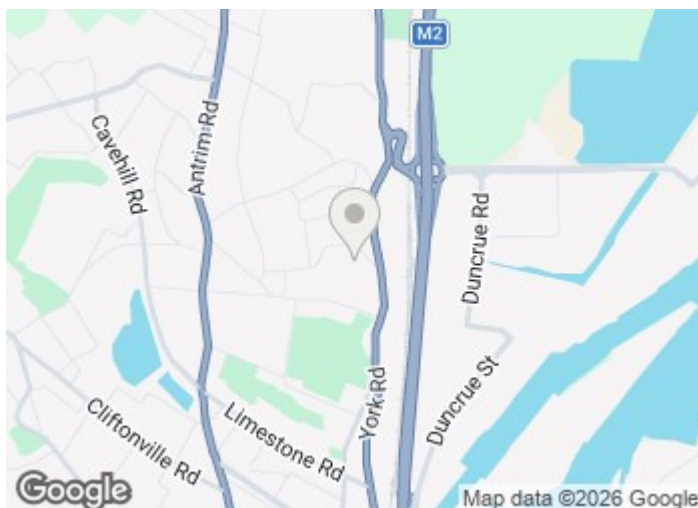
10'1" x 8'0" (3.08 x 2.45)

At widest, picture rail, built-in cupboard, wall mounted gas boiler, access to roof space, panelled radiator.

Outside

Hard landscaped gardens front and private rear in concrete pavers, stones, raised flower beds, garden shed, storage, plumbing for washing, outside light and tap.

Open Plan To:

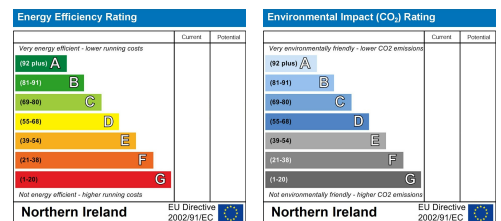


Directions



Floor Plan

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