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CASH OFFERS ONLY

Just off the Stranmillis Road, this mid terrace benefits from ease of access to many amenities, including a diverse range of shops, cafés and services, Queens University, both the City and Royal Victoria Hospitals, Botanic Gardens, the Lagan Tow Path and, of course, the City Centre.

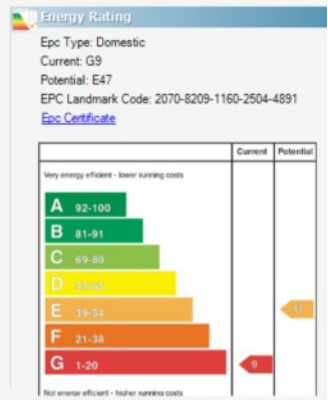
The property is ready for modernisation and updating throughout but has been recently painted throughout. The accommodation comprises; entrance hall, living room, dining room and kitchen with shower cubicle. There are two bedrooms and a large bathroom.

There is no heating and partial double glazing, the property benefits from many original features.  
Ideal for an owner occupier or investor.

Offers Over  
£165,000

24 Sandhurst Drive,  
BELFAST,  
BT9 5AY

Viewing by  
appointment with  
& through agent  
028 9066 3030





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## Property Features

- CASH OFFERS ONLY
- Two Bedroom Mid Terrace in Prime Stranmillis Location
- Entrance Hall
- Living Room and Dining Room
- Kitchen with Shower Cubicle
- Two Good Sized Bedrooms
- Large Bathroom
- No Heating / Partial Double Glazed Windows
- Only a Stone's Throw From Stranmillis Village Amenities with Queen's University & City Hospital Extremely Convenient
- Rear Yard, Garden Stores, Further Rear Garden

## Location:

Leaving the city centre on University Road fork left immediately after Queens University onto the Stranmillis Road. Turn left into Sandhurst Gardens and at the bottom turn right then right again onto Sandhurst Drive.

## Property Comprises

### Ground Floor

Hardwood front door with feature glazed fanlight to:

ENTRANCE HALL: Cornice ceiling, ceiling rose, picture rail.

LIVING ROOM: 12' 9" x 9' 7" (3.89m x 2.92m) (at widest points).

Painted floorboards, bay window.

DINING ROOM: 10' 5" x 10' 4" (3.18m x 3.15m) (at widest points).

Tiled fireplace. Built-in shelving, under stairs storage.

KITCHEN/SHOWER: Units, single drainer stainless steel sink unit, space for cooker, shower cubicle.

### First Floor

LANDING:

BEDROOM (1): 13' 5" x 9' 10" (4.09m x 3m) (at widest points).

Painted floorboards.

BEDROOM (2): 10' 5" x 8' 2" (3.18m x 2.49m) Painted floorboards.

BATHROOM: Pink suite comprising pedestal wash hand basin, panelled bath, white low flush wc.

### Outside

Front forecourt and red brick wall. Enclosed rear yard, store cupboards, gate to further garden area.

