



Located within the ever-popular residential Sydenham area, we are pleased to offer this charming semi detached property to the market. Convenient to a range of local shops, all main arterial routes and walking distance to Victoria Park, this property is sure to be of interest to a range of potential purchasers including first time buyers and investors.

Internally the property offers bright and airy accommodation including living area, open plan to casual dining area and modern fitted kitchen with range of appliances. There are three first floor bedrooms and a shower room. Externally the property benefits from an enclosed front garden in lawn, and of particular note is the delightful rear garden with patio seating area.

**Offers Over  
£185,000**

31 Parkgate Ave,  
Sydenham,  
Belfast,  
BT4 1JA

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Viewing by  
appointment with  
& through agent  
028 9065 0000



- Charming red brick semi detached home
- Only a short stroll from shops, restaurants and public transport
- Leading local schools only a short drive away
- Living room open plan to dining area with door to rear
- Modern kitchen with range of appliances
- Three bedrooms
- Double glazing/Oil fired central heating
- Enclosed front garden in lawn
- Delightful rear garden in lawn with patio seating area
- Price allowing for some decorative updating
- Ideal for first time buyers and downsizers



The Property Comprises:

### Ground Floor

Glazed wooden front door to . . .

ENTRANCE HALL:

DOWNSTAIRS W.C.: White suite comprising vanity sink unit, low flush wc, low voltage spotlights, understairs storage cupboard.

LOUNGE: 10' 7" x 10' 1" (3.23m x 3.07m) Fireplace, cornice ceiling. Open archway to . . .

DINING AREA: 10' 0" x 8' 10" (3.05m x 2.69m)

Laminate wood effect floor, cornice ceiling, uPVC glazed door to rear.

KITCHEN: 13' 2" x 5' 5" (4.01m x 1.65m) Modern fitted kitchen with range of high and low level units, 1.5 bowl stainless steel sink unit, four ring ceramic hob, electric under oven, extractor hood, washing machine, fridge, part tiled walls, tongue and groove ceiling, uPVC door to rear.





## First Floor

LANDING: Access to insulated roofspace.

BEDROOM (1): 10' 7" x 9' 7" (3.23m x 2.92m)

Cornice ceiling.

BEDROOM (2): 10' 0" x 8' 11" (3.05m x 2.72m)

Cornice ceiling, shelved hotpress.

BEDROOM (3): 6' 5" x 5' 11" (1.96m x 1.8m) Cornice ceiling.

SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle with electric shower, part tiled walls, tongue and groove ceiling.

## Outside

FRONT: Enclosed garden in lawn.

REAR: Private and enclosed rear garden in lawn with patio seating area, tap, housing for oil fired boiler, uPVC oil tank.



Telephone 028 9065 0000

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## Location:

Heading out of Belfast on the Newtownards Road, turn left onto Hollywood Road, and right onto Parkgate Avenue.

Ballyhackamore - 028 90 65 0000  
Lisburn Road - 028 90 66 3030  
North Down - 028 90 42 4747  
Lisburn - 028 92 66 1700

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