



Located just off the Holywood Road, this property is only a short stroll from both Ballyhackamore and Belmont villages and their array of shops, cafes and restaurants. Also on its doorstep is a Glider stop and the Comber Greenway, both perfect for commuters.

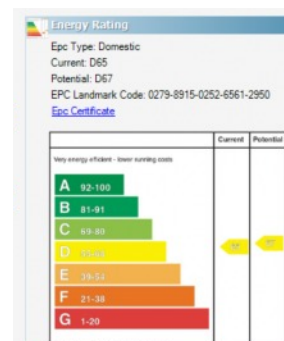
This fully renovated and beautifully presented mid terrace property offers spacious accommodation over three floors, including lounge, separate dining room and modern kitchen. There are four bedrooms, principal with ensuite and a contemporary family bathroom.

With nothing to do but move in your furniture, this is an ideal opportunity for busy young professionals and investors alike.

Offers Over
£199,950

6 Grampian Avenue,
BELFAST,
BT4 3AB

Viewing by
appointment with
& through agent
028 9065 0000



- Beautifully presented and renovated mid terrace home
- An array of shops, restaurants and public transport links on its door step
- Bright and airy lounge with bay window
- Dining room with built in cupboards
- Kitchen with range of built in appliances
- Four bedrooms, principal with ensuite
- Bathroom with contemporary suite
- Gas central heating/Double glazing
- Rear garden, ideal for entertaining
- No onward chain



The Property Comprises:

Ground Floor

uPVC front door with glazed inset to . . .

RECEPTION HALL: Oak laminate wooden floor.

LIVING ROOM: 15' 4" x 11' 0" (4.67m x 3.35m) (into bay window). Oak laminate wooden floor, built-in cupboard.

DINING ROOM: 10' 6" x 9' 3" (3.2m x 2.82m) Oak laminate wooden floor, twin built-in cupboards, storage understairs, concealed Ideal gas fired boiler. Glazed inner door to . . .

KITCHEN: 14' 0" x 5' 5" (4.27m x 1.65m) Modern fully fitted kitchen with range of high and low level units, laminate work surfaces, built-in oven, four ring ceramic hob with extractor fan above, part tiled walls, single drainer sink unit with mixer tap, integrated dishwasher, plumbed for washing machine, integrated fridge and freezer, oak laminate wooden floor, low voltage spotlights, uPVC door to rear garden.



First Floor Return

BEDROOM (2): 10' 4" x 5' 7" (3.15m x 1.7m)

First Floor

LANDING:

BEDROOM (1): 15' 6" x 11' 8" (4.72m x 3.56m)

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with chrome mixer tap and built-in cabinet below, mirror recess, built-in shower cubicle with chrome overhead shower unit, fully tiled walls, ceramic tiled floor, extractor fan, uPVC tongue and groove ceiling, chrome heated towel rail.

BATHROOM: White suite comprising low flush wc, vanity unit with chrome mixer tap and built-in cabinet below, tiled bath with overhead shower unit and shower screen, porcelain tiled floor, fully tiled walls, heated towel rail, uPVC tongue and groove ceiling, extractor fan.

Second Floor

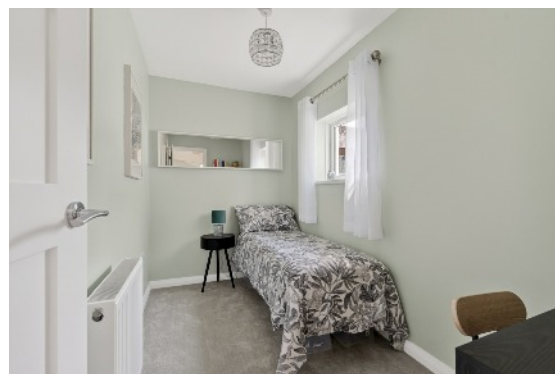
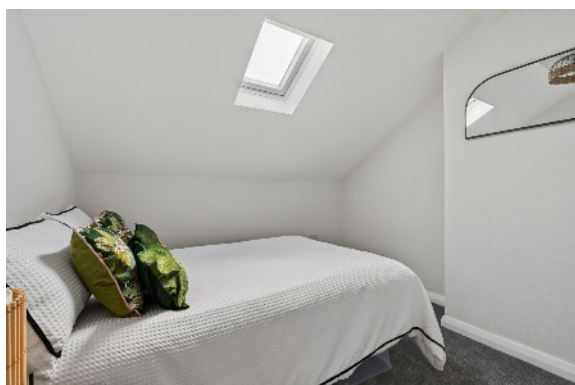
LANDING:

BEDROOM (3): 15' 7" x 11' 6" (4.75m x 3.51m)

BEDROOM (4): 10' 5" x 9' 4" (3.18m x 2.84m) Velux window.

Outside

Enclosed yard with artificial grass, area for barbecue. Front forecourt.



Telephone 028 9065 0000
www.templetonrobinson.com

Location:

Grampian Avenue runs between the Upper Newtownards Road and Holywood Road, just above the Holywood Arches.



Sizes And Dimensions Are Approximate. Actual May Vary.

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