

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



41 SYDENHAM AVENUE, BELFAST, BT4 2DJ

OFFERS AROUND £425,000

Located on the ever-popular Sydenham Avenue, this beautifully presented and deceptively spacious four-bedroom home offers excellent family accommodation, generous outdoor space and a detached garage in a convenient East Belfast location.

The accommodation comprises an entrance porch leading to a welcoming reception hall with ceramic tile wood effect flooring and downstairs WC. The bright lounge enjoys plenty of natural light, while the spacious living and dining room features an attractive cast iron fireplace with living flame gas fire and Concertina doors opening to the rear garden, making it ideal for both everyday living and entertaining.

The kitchen is fitted with an extensive range of high and low level units, stainless steel sink with mixer tap, oven and gas four ring hob, space for tumble dryer and is plumbed for dishwasher, washing machine and American style fridge/freezer. Further features include fully tiled flooring, part panelled walls, feature slate effect wall and access to a rear porch leading to the garden.

On the first floor are three well-proportioned bedrooms, two with built-in robes, together with a family bathroom comprising freestanding bath with telephone hand shower, separate shower cubicle and high flush WC. The fourth bedroom is located on the upper floor and benefits from strip wood flooring, Velux window, eaves storage and ensuite shower room.

Externally, the property enjoys attractive gardens to the front and side with lawn and artificial lawn areas, paved patio, decked seating area and storage shed. A detached garage with roller shutter door, light, power and floored roof space is accessed via a side driveway. The property further benefits from oil fired central heating.

Conveniently located close to local shops, schools, parks and excellent transport links, this is an ideal home for families seeking space and convenience in a popular residential area.



Key Features

- Beautifully Presented Four Bedroom Family Home In A Popular East Belfast Location
- Modern Fitted Kitchen With Extensive Range Of Units, Gas Hob And Space For Appliances
- Three First Floor Bedrooms, Two With Built In Robes, Plus Family Bathroom With Freestanding Bath And Separate Shower
- Attractive Front, Side And Rear Gardens With Paved Patio, Decked Seating Area And Storage Shed
- Bright Lounge And Spacious Living/Dining Room With Cast Iron Fireplace And Concertina Doors To Rear Garden
- Ground Floor Cloakroom With W/C And Welcoming Reception Hall With Ceramic Tile Wood Effect Flooring
- Fourth Floor Bedroom With Velux Window, Eaves Storage And Ensuite Shower Room
- Detached Garage With Roller Shutter Door, Light, Power And Floored Roof Space



Accommodation

Comprising:

Entrance Porch

Brazilian mahogany front door, ceramic tile wood effect flooring, inner door to:

Reception Hall

Ceramic tile wood effect flooring, cloakroom with low flush W/C and pedestal wash hand basin.

Lounge

18'2 x 10'6

Living/Dining Room

21'2 x 10'7

Attractive cast iron fireplace with living flame gas fire, Concertina opening doors to rear.

Kitchen

17'7 x 9'

Extensive range of high and low level units, 1.5 bowl single drainer stainless steel sink unit with mixer tap, oven and gas four ring hob, space for tumble dryer and plumbed for dishwasher, washing machine and American style fridge/freezer. Part tiled walls, fully tiled flooring, partly panelled walls and feature slate effect wall. Rear porch to side with access to garden.

Landing

Bedroom 1

12'9 x 10'7

Bedroom 2

12'3 x 10'7

Range of built in robes.

Bedroom 3

9'2 x 8'

Range of built in robes and built in cabin bed with under bed storage.

Bathroom

White suite comprising: freestanding bath with telephone hand shower, separate enclosed shower cubicle, high flush W/C, part tiled walls, heated towel rail and cupboard.

Bedroom 4

10'7 x 10'9

Sanded and varnished strip wood flooring, Velux window, storage under eaves.

Ensuite

Enclosed shower cubicle, low flush W/C, pedestal wash hand basin, part tiled walls.

Detached Garage

18'5 x 14'6

Roller shutter door, light and power to garage, access to floored roof space, side driveway to garage.

Outside

Attractive paved patio area to rear, attractive gardens to front and side to include lawn and artificial lawn area, decked area to rear with storage shed.











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	55	66
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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