



HMK Property  
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Belfast

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## 64 Loopland Gardens

, Belfast, BT6 9EB

Offers in the region of £144,950



HMK Property is delighted to introduce No. 64 Loopland Gardens to the sales market. This deceptively spacious three-bed mid-terrace will appeal to a host of buyers, from first-time buyers to investors. The property consists of a bright entrance hall with a large storage cupboard under the stairs, two separate reception rooms and a spacious 'L' shaped kitchen diner with excellent high and low level storage and access to the rear yard and patio area. On the first floor are two good-sized double bedrooms, one with built-in robes and an ornate fireplace, a third bedroom, an ideal home office or child's nursery, and a fully tiled family bathroom with a shower over bath. Outside, there is an enclosed rear yard which opens onto a neat patio area with paving. At the front of the property is a small paved patio with fencing and ample on-street parking. No. 64 Loopland Gardens will make a wonderful home and is priced to allow for modernisation. To arrange a viewing, contact HMK Property at 02890397712.



## GROUND FLOOR

Leading to...

**ENTRANCE HALL 15'3" x 5'5" (4.66m x 1.66m)**

A bright entrance hall with vinyl floor, picture rail, skirting, and a large understairs storage cupboard

**LIVING ROOM 10'8" x 10'0" (3.27m x 3.07m )**

A light, bright living room with laminate flooring and a large UPVC window overlooking the front of the property

**DINING ROOM 10'4" x 9'11" (3.15m x 3.04m)**

Separate dining room at the rear of the property with vinyl flooring, skirting, picture rail and large UPVC double glazed window

**KITCHEN 17'1" x 7'3" (5.21m x 2.21m)**

Excellent high and low-range storage, space for a cooker, plumbed for a washer/dryer, upvc glazed window, and access to the rear yard and patio area.

## FIRST FLOOR

Fixed staircase leading to...

**BEDROOM ONE 10'4" x 9'8" (at widest points) (3.16m x 2.96m (at widest points))**

Double bedroom with skirting, picture rail, and uPVC double-glazed window overlooking the front of the property.

**BEDROOM TWO 10'9" x 9'9" (at widest points) (3.28m x 2.99m (at widest points))**

Double bedroom with feature fireplace, built-in slide-robos and uPVC glazed window overlooking the rear of the property

**BEDROOM THREE 8'5" x 6'2" (2.58m x 1.88m)**

Small single bedroom, an ideal home- office or children's nursery.

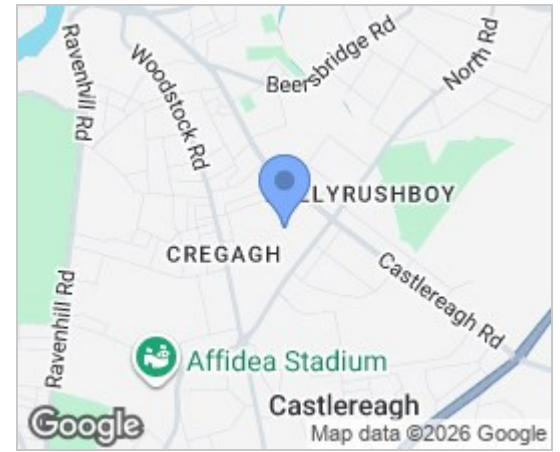
**FAMILY BATHROOM 7'3" x 5'10" (2.23m x 1.78m )**

Family bathroom, tiled walls with shower over bath, ceramic sink, low flush w/c, with storage cupboard

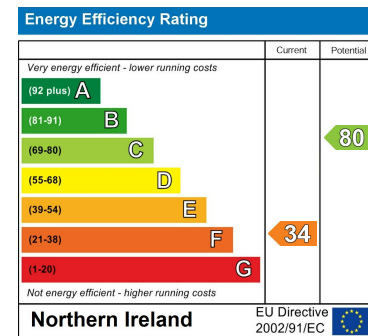
## OUTSIDE

At the rear of the property is an enclosed yard, housing an oil boiler with a separate patio area. At the front of the property, there is ample on-street parking.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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