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ESTATE AGENTS &
LETTING SPECIALISTS

4 Summerhill Avenue | Belfast, BT5 7HD
OFFERS OVER £135,000

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Offers Over £135,000
Mid-Terrace
3 Bedrooms
2 Receptions

Property Features

- Attractive Mid Terrace Property in Convenient Location off the Upper Newtownards Road in East Belfast
- Within Striking Distance to Ballyhackamore Village, Stormont Grounds and Ulster Hospital
- Close Proximity to a Range of Excellent Schools.
- Offers Ease of Access to the City Commuter via the Glider
- Three Well Proportioned Bedrooms
- Bright and Spacious Lounge
- Separate Dining Room
- Modern Fitted Kitchen
- Utility Room
- Downstairs WC
- Family Bathroom with White Suite and Separate WC
- uPVC Double Glazing Throughout
- Gas Fired Central Heating
- Easily Maintained Front Garden and Private Rear Yard



Accommodation

Ground Floor

Spacious Reception Hall

Living Room
11'5" x 11'

Dining Room
17' x 8'7"

Kitchen
14'5" x 5'8"

Utility Room

Downstairs WC

First Floor

Landing

Bathroom

Separate WC

Bedroom One
11'4" x 9'

Bedroom Two
9'9" x 9'1"

Bedroom Three
7'5" x 7'5"

Outside

Front Courtyard

Rear Private
Enclosed Yard

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk



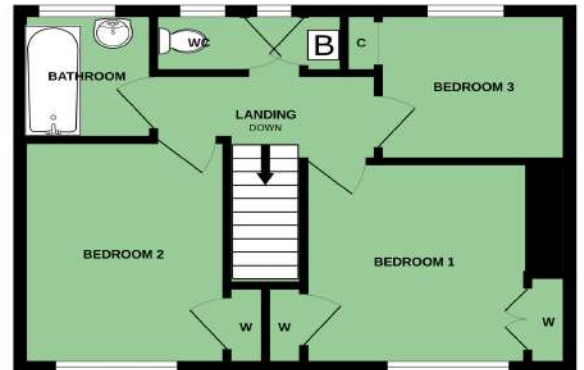
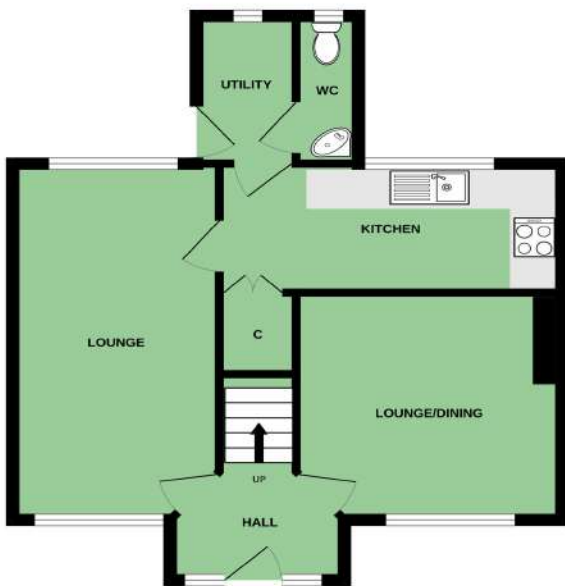
This attractive mid terrace property is situated in a popular and convenient location, within striking distance of a range of local amenities. 4 Summerhill Avenue is located off the Upper Newtownards Road offering ease of access to George Best City Airport, Ulster Hospital, Stormont Grounds and Ballyhackamore and Belmont villages. The property is ideally located close to the main arterial routes offering convenience to the city commuter and also lies within the catchment area to a number of leading primary and secondary schools.

The property itself boasts bright and spacious accommodation and comprises three well-proportioned bedrooms, modern fully fitted kitchen, spacious lounge, separate dining room, downstairs WC, family bathroom with white suite and separate WC. Further benefits include uPVC double glazing and gas fired central heating. Externally the property is enhanced by easily maintained front garden and rear yard laid in paving.

This home is sure to create instant interest to the young professional, couple or family alike and, with a proven record for strong demand within this area, we recommend your earliest internal appraisal.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

Directions

Travelling along the Upper Newtownards Road towards Ballyhackamore, turn left onto Summerhill Avenue, number 4 is located on your left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D		67	74
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			



Viewing

By appointment through agent.

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