



Parkgate Parade,

Price £84,950



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Parkgate Parade, Sydenham, Belfast

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Beautifully presented throughout is this fantastic mid terrace home. The property falls within close proximity to locals shops, parks, public transport links via bus and rail and Connswater Shopping Centre and Retail Park to name a few. For those who commute often into Belfast City Centre, the main arterial routes and outer ring are all easily accessible. 34 Parkgate Parade has been tastefully decorated and upgraded throughout which is sure to be of particular appeal to a first time buyer or investor alike. Early consideration to view is encouraged. **KEY FEATURES** Extremely Well Presented Mid Terrace Property Two Bedrooms Lounge Stunning Fitted Kitchen Luxury White Bathroom Suite uPVC Double Glazed Window Frames and Doors Gas Fired Central Heating Well Tended Garden to Front in Lazy Lawn and Patio Many Day to Day Amenities are Close By Within Easy Reach to Belfast City Centre Ideal Opportunity for First Time Buyer or Investor Alike

UPVC FRONT DOOR TO

ENTRANCE HALL

LOUNGE

3.63m x 3.12m (11'11" x 10'3")

Understairs storage.

STUNNING FITTED KITCHEN

4.01m x 2.16m (13'2" x 7'1")

One bowl Belfast sink unit with chrome dual mixer tap. Excellent range of high and low level units with stainless steel door furniture. Laminate work surfaces and upstand. Concealed spotlighting. Integrated four ring electric and

built in oven with chimney extractor hood. Plumbed for washing machine. Wine rack. Breakfast bar. Laminate wooden flooring.

REAR HALLWAY

Built in shelving. Space for fridge and freezer. Laminate wooden floor. Wooden door to enclosed rear yard.

FAMILY BATHROOM SUITE

Comprising panel bath with chrome dual mixer tap and telephone hand shower. Pedestal wash hand basin with chrome mixer tap and tiled splashback. Low flush WC. Extractor fan. Partly tiled walls.

FIRST FLOOR

BEDROOM 1

3.61m x 3.10m (11'10" x 10'2")

At widest points. Built in mirrored sliding wardrobe. Worcester combi gas boiler. Large built in storage cupboard.

BEDROOM 2

4.01m x 2.18m (13'2" x 7'2")

OUTSIDE

Well tended garden to front in lazy lawn and paved patio area. Enclosed yard to rear.

LOCATION

Travelling along Mersey Street coming from Parkgate Avenue, Parkgate Parade is the second on the right hand side.



For full EPC please contact the branch

