

simon**BRIEN**  
RESIDENTIAL

40 Hills Avenue,  
Ballyhackamore, BT4 1LR



Asking Price £181,000

Telephone 02890 595555  
[www.simonbrien.com](http://www.simonbrien.com)





#### KEY FEATURES

- Immaculately Presented End Terrace
- Beautifully Presented Throughout
- Three Well Proportioned Bedrooms
- Contemporary White Bathroom
- Recently Installed Modern Kitchen
- Dining Room
- Living Room
- uPVC Double Glazed Window Frames
- Gas Fired Central Heating
- Floored Roof space With Ladder
- Enclosed Rear Garden With Patio, Lawn and Covered Entertainment Area
- Convenient To Belfast City Centre, Titanic Quarter, Belmont & Ballyhackamore, Close To Bus & Train Links As Well As Belfast City Airport

#### DESCRIPTION

This beautifully presented end terrace is found within a cul-de-sac location and will immediately appeal to those seeking a home that is ready to move in!

The property comprises an entrance hall, Living room, recently installed modern fitted kitchen and dining room on the ground floor. On the first floor, there are three well-proportioned bedrooms, and a contemporary white bathroom. The property benefits from gas fired central heating and uPVC double glazed window frames.

Outside, there is a forecourt garden and an enclosed rear with patio, lawn and a covered entertainment area. Convenient to Titanic Quarter, Belfast City Centre, Belmont & Ballyhackamore, there is an abundance of amenities, parks and shops within easy reach. Excellent public transport links are all within easy walking distance.

Early viewing is recommended! Please contact our East Belfast office on 028 9059 5555.

#### ACCOMMODATION

##### ENTRANCE

Composite front door and side panels.

##### GROUND FLOOR

##### ENTRANCE HALL:

Laminate wood floor.



##### LIVING ROOM:

**13' 8" x 11' 0" (4.17m x 3.35m)**

Laminate wood floor.





**KITCHEN/DINING:**

**15' 6" x 11' 8" (4.72m x 3.56m)**

Excellent range of modern high and low level units. Cook point. Plumbed for washing machine. Single drainer sink unit with mixer taps. Breakfast bar. Part tiled walls. Laminate wood floor.



**FIRST FLOOR**

**LANDING:**

Access to floored roofspace via ladder. Light supply.

**BEDROOM (1):**

**13' 10" x 9' 1" (4.22m x 2.77m)**

Built in robes.



**BEDROOM (2):**

**11' 8" x 9' 1" (3.56m x 2.77m)**



**BEDROOM (3):**

**10' 9" x 7' 0" (3.28m x 2.13m)**

Built in robes.





**BATHROOM:**

Contemporary white suite comprising panelled bath with mixer taps and shower attachment over. Pedestal wash hand basin. Vanity unit with mixer taps. Fully tiled walls. Tiled floor. Linen cupboard with wall mounted gas fired boiler.



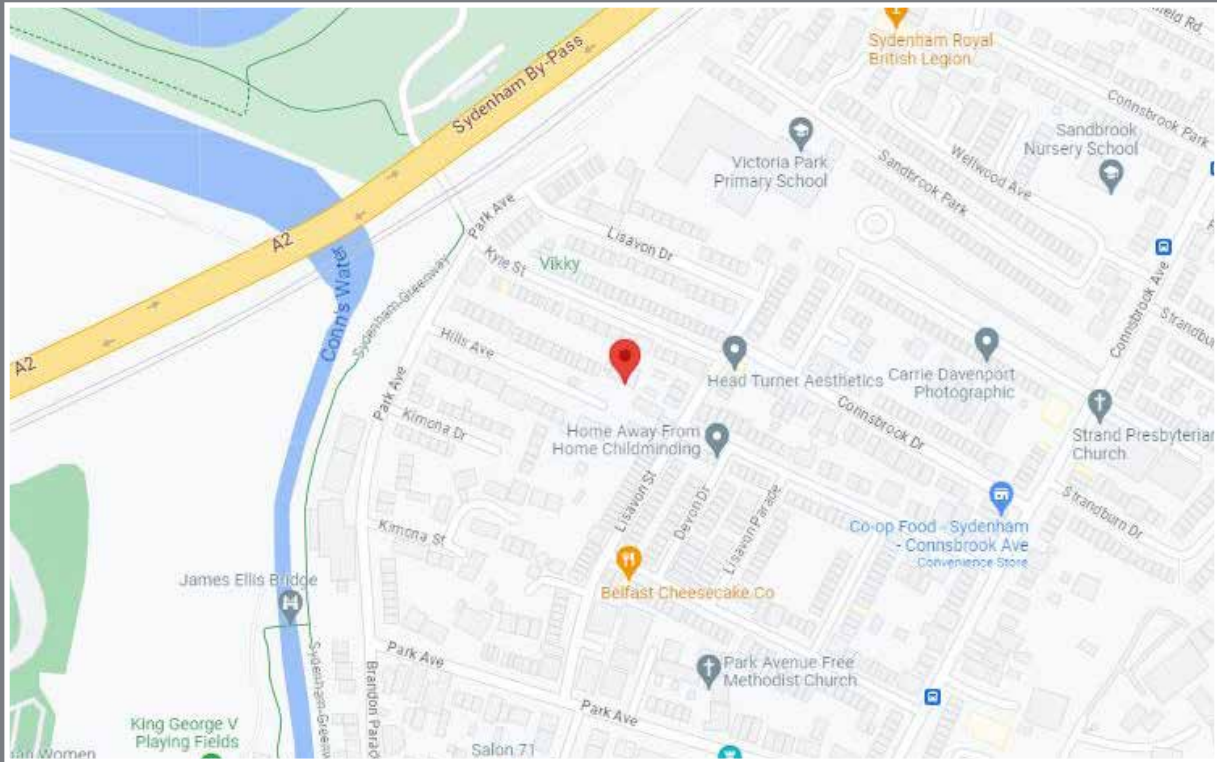
**OUTSIDE**

Rear garden leading to garden in lawn with covered entertainment area with timber side.





# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: JD/J/23/SD



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