



Beautifully presented throughout, this bright and well-proportioned semi therefore requires the purchaser to do little except move in.

All three bedrooms are of a good size and all benefit from handy built-in storage.

The current owners have replaced all the internal doors as well as installing a well-appointed kitchen. It features an excellent range of appliances and is open plan to a dining area. In turn, French doors take you from here into a landscaped rear garden which is perfect for entertaining and kids alike.

Ideal for availing of some excellent schooling for all ages, superb local amenities in Belmont, Ballyhackamore and on the Hollywood Road are also in the vicinity.

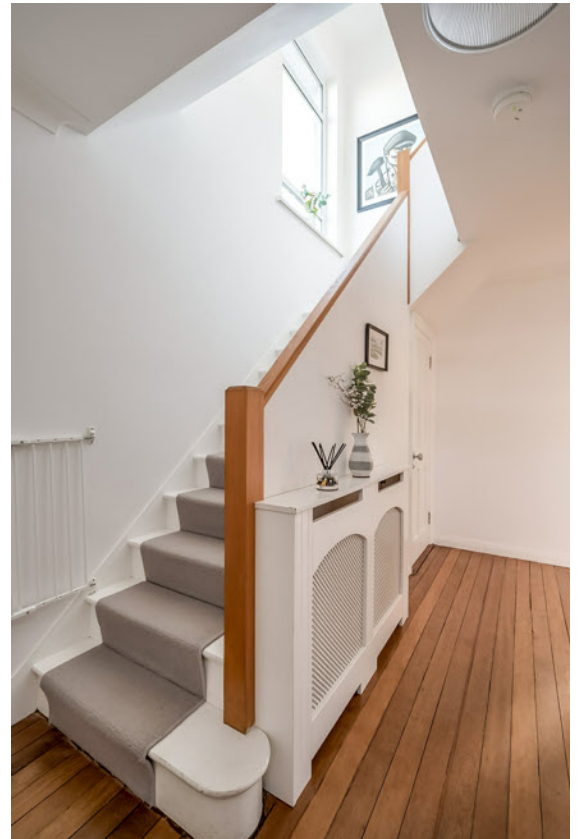
Internal inspection is highly recommended in order to appreciate all this lovely home has to offer.

Offers Over
£295,000

55 Norwood Avenue,
Belmont,
Belfast,
BT4 2EF

Viewing by
appointment with
& through agent
028 9065 0000

- Attractive semi detached-villa in superb location
- Three bedrooms: all with built-in robes
- Living room with feature fireplace and bay window
- Luxury kitchen with appliances
- Open plan dining room with French doors to garden
- Family bathroom with white suite
- Additional WC downstairs
- Double glazed throughout
- Gas fired central heating
- Well-tended front and rear gardens
- Detached brick garage
- Off-street, driveway parking for 3 vehicles
- Close to excellent schools, local amenities, parks etc
- Excellent decorative order throughout



The Property Comprises:

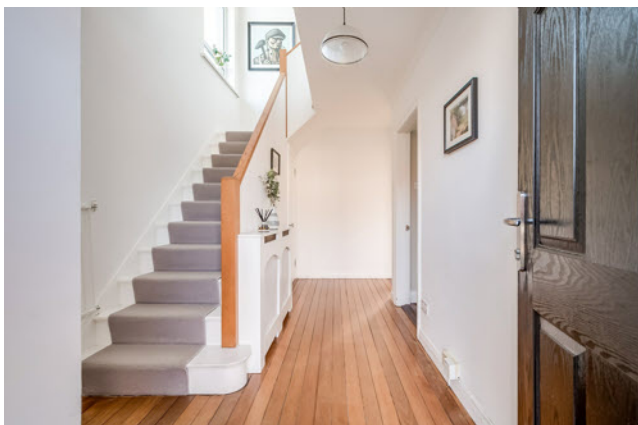
Ground Floor

Covered entrance porch.

Composite front door with glazed panels.

RECEPTION HALL: Original wood strip flooring. Cornice ceiling. Cloaks cupboard with meter box and alarm controls.

CLOAKROOM: Low flush WC, pedestal wash hand basin with tiled splash back. Ceramic tiled floor. Access to cupboard under stairs.



LIVING ROOM: 14' 6" x 11' 8" (4.41m x 3.55m) (into bay and at widest points) Cornice ceiling. Attractive cast iron fireplace with tiled inset, slate hearth and wood surround.



DINING ROOM: 12' 1" x 10' 10" (3.68m x 3.29m) (at widest points) Solid wood flooring. Recessed shelving. French doors to garden. Open plan to:



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www.templetonrobinson.com

KITCHEN: 8' 5" x 7' 10" (2.56m x 2.4m) Modern range of high and low level units with granite worksurfaces. Smeg stainless steel cooker with twin ovens and four ring gas hob, extractor over. Old Belfast style sink unit with mixer tap. Integrated appliances Siemens dishwasher and fridge. Part tiled walls, solid wood flooring.



First Floor

BEDROOM (1): 14' 6" x 11' 9" (4.41m x 3.58m) (into bay) Built-in robes with sliding doors, two mirror-fronted.



BEDROOM (2): 12' 1" x 9' 10" (3.69m x 3m) (into bay) Wall-to-wall range of built-in robes with sliding doors, one mirror-fronted.



BEDROOM (3): 9' 2" x 7' 8" (2.79m x 2.33m) Built-in robes with mirror-fronted sliding doors.



BATHROOM: White suite comprising panelled bath with shower over and screen. Pedestal wash hand basin, low flush WC. Part tiled walls, ceramic tiled floor. Chrome heated towel rail. Shelved cupboard with Worcester Bosch gas boiler.



LANDING: Access via trap door and pull down ladder to:

ROOFSPACE: Mostly floored with light.



Outside

Double entrance gates leading to tarmac driveway with off-street parking for three vehicles.

FRONT GARDEN: Lawn with border beds, stocked with variety of plants and flowering shrubs.

DETACHED GARAGE: 19' 6" x 9' 2" (5.94m x 2.8m) Up and over door, power and light. Utility area plumbed for washing machine, space for tumble dryer.

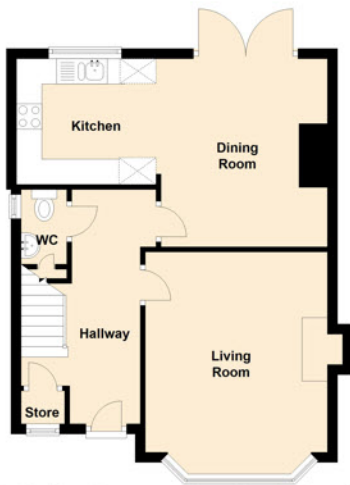
REAR GARDEN: Fully enclosed, mainly in lawn with patio and feature corner deck which gets afternoon/evening sun. Flowerbeds with plants/shrubs. Outside light and tap.



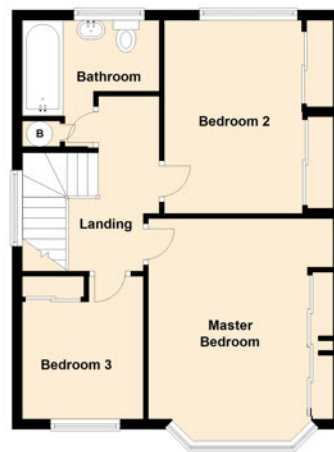
Location:

Travelling along the Hollywood Road towards Belfast take a left turn onto Sydenham Avenue. Norwood Avenue is 2nd left and No 55 is on the right-hand side.

Ground Floor



First Floor



This plan is for illustrative purposes only, and should not be relied upon.
Plan produced using PlanUp.

55 Noorwood Avenue, Belfast

Belfast Branches

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000

Other Branches

North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

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Energy Rating

Epc Type: Domestic
Current: D65
Potential: C72
EPC Landmark Code: 9306-7067-6029-7600-8133
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68	65	72
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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