

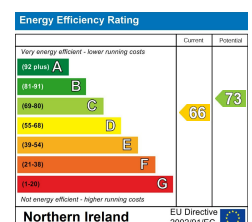


39 Colenso Parade, Belfast, BT9 5AN

Offers Over £375,000

Located moments from Stranmillis Village in South Belfast, this fully refurbished red brick period mid-terrace home is finished to the highest standard throughout. Beautifully styled, the property is ready to move into and benefits from being HMO approved. With a contemporary feel throughout, the accommodation comprises five bedrooms, open plan living / dining / kitchen, luxury shower suite and separate w.c. Gas fired central heating and PVC double glazing are both in place. Outside there is a small front with enclosed yard to rear. Over looking botanic gardens and within walking distance to many shops, restaurants & other amenities such as the Lyric Theatre, Queens University & Botanic Gardens, this fine home will appeal to a range of buyers. Rarely does a home of such quality come to market therefore viewing is highly recommended.

- Beautiful Mid-Terrace Home In The Heart of South Belfast
- Modern Kitchen With Open Plan Living / Dining Area
- HMO Approved
- Walking Distance To Queens University, Stranmillis Village & The Lyric Theatre
- Views Over Looking Botanic Gardens
- Five Bedrooms
- Luxury Shower Suite & Separate W.C
- An Ideal Home For The First Time Buyer, Those With A Young Family Or Parents Looking To Buy For Children Attending College
- Gas Central Heating / Double Glazed Windows



THE ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

Composite front door with wood effect tile flooring.

BEDROOM ONE 10'9" x 8'10" (3.3 x 2.7)



Solid hardwood flooring throughout.



Contemporary range of high and low level units, integrated appliances to include, fridge / freezer, New World oven, electric hob, extractor fan and stainless steel sink unit with mixer tap. Plumbed for washing machine, part tiled walls and tiled floor.

BEDROOM TWO 11'5" x 7'2" (3.5 x 2.2)



KITCHEN / LIVING / DINING AREA 21'3" x 11'5" (6.5 x 3.5)

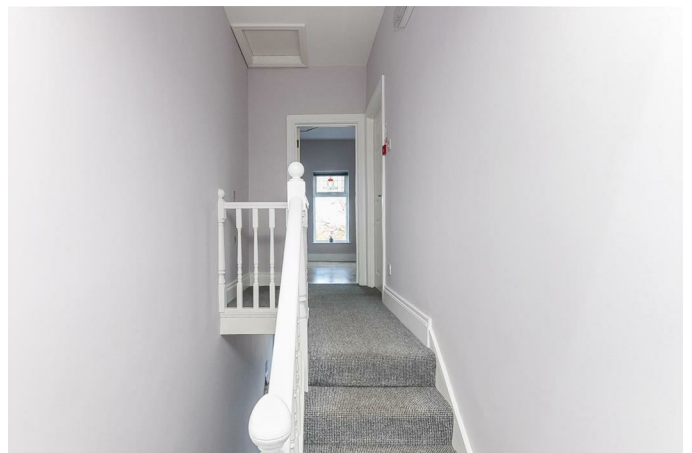


Feature wall with concealed lighting.



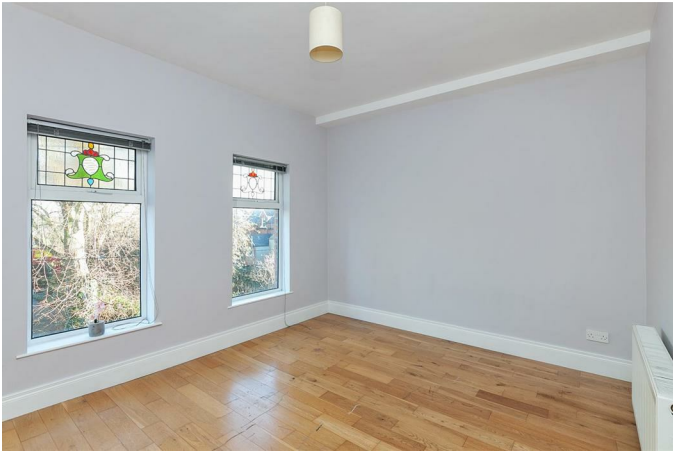
Solid hardwood flooring.

ON THE FIRST FLOOR



Skylight window.

BEDROOM THREE 12'5" x 10'5" (3.8 x 3.2)



Solid hardwood flooring.

BEDROOM FOUR 10'5" x 7'6" (3.2 x 2.3)



Solid hardwood flooring.

BEDROOM FIVE 10'2" x 7'2" (3.1 x 2.2)



Solid hardwood flooring.

LUXURY SHOWER SUITE 7'10" x 3'7" (2.4 x 1.1)

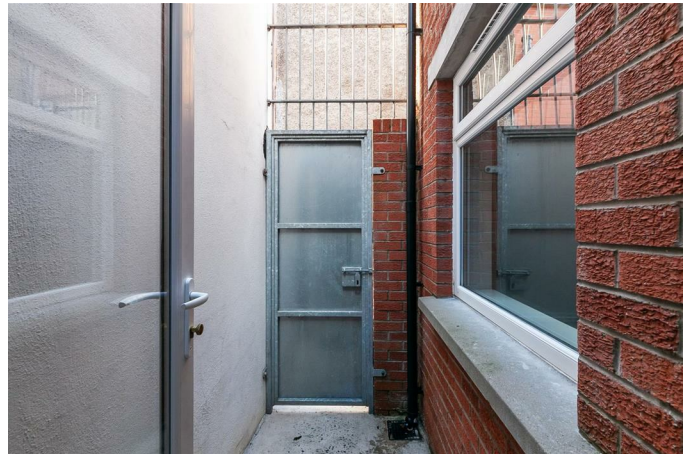


Comprising thermostatic shower, low flush W.C, pedestal sink unit with mixer tap, fully tiled walls and tiled floor.

SEPARATE W.C

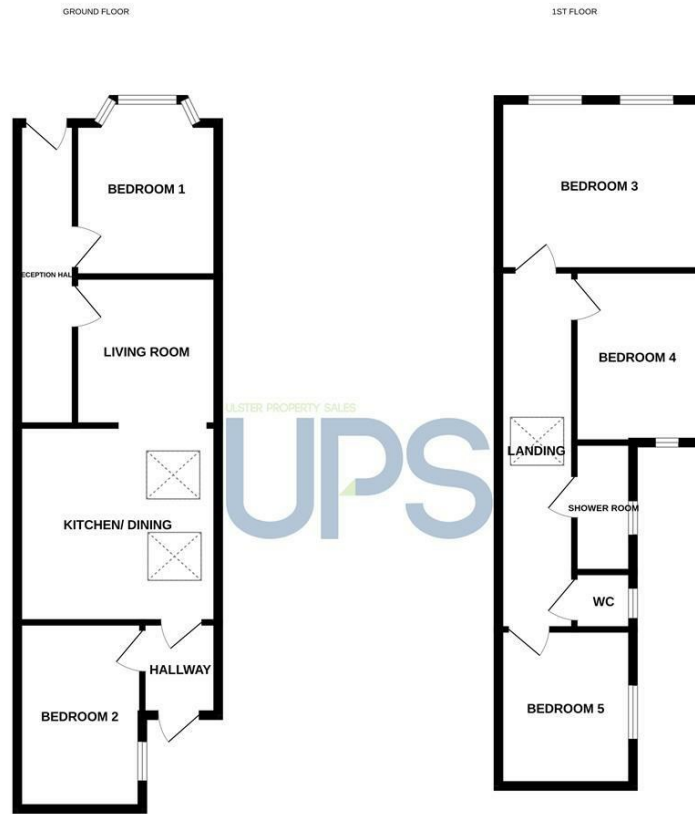
Low flush w.c, part tiled walls and tiled floor.

OUTSIDE



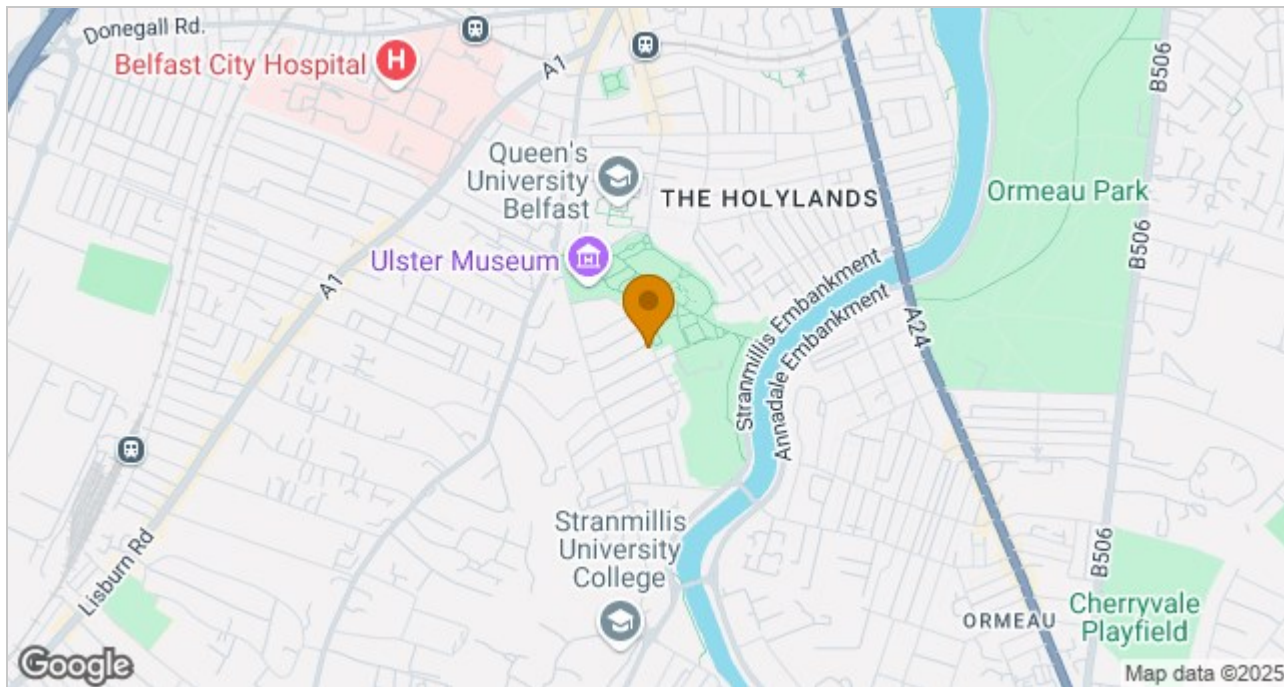
Enclosed yard to rear.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 herein have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 6/2025

Area Map



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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