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NETWORK STRENGTH – LOCAL KNOWLEDGE

4 HARLAND PARK, BELFAST, BT4 1HZ

OFFERS AROUND £149,950

Located within the popular Hollywood Arches area, this attractive three bedroom semi detached property offers well proportioned accommodation and a practical layout, making it an excellent choice for a range of buyers. The property provides a comfortable balance of living and bedroom accommodation, with the additional benefit of two reception rooms and a separate kitchen.

The ground floor offers a welcoming entrance hall, spacious living room and a separate dining room, while the kitchen is positioned to the rear and provides direct access to the enclosed outdoor space. Upstairs, there are three well sized bedrooms, alongside a family bathroom and useful storage throughout.

A particular benefit of the property is the floored and sheeted roofspace, which is accessed via a ladder and benefits from power and light, providing excellent additional storage.

Externally, the property benefits from a private enclosed rear yard which has been paved for ease of maintenance, with outside lighting, an external tap and space for a storage shed. To the front, a gated lawn area and paved pathway provide an attractive approach to the property.

Harland Park is well positioned for access to local amenities, shops, schools, public transport links and a number of nearby parks and green spaces, including the popular Victoria Park. Belfast City Centre and surrounding areas are also easily accessible. With its three bedrooms, versatile reception accommodation, private outdoor space and excellent storage, this is a property which offers both practicality and convenience in a well-established residential location.

Key Features

- Convenient Harland Park Location With Excellent Transport Links
- Two Separate Reception Rooms
- Fitted Kitchen With Dining Space
- Two Large Well-Proportioned Bedrooms
- Versatile Third Bedroom Ideal For Office, Nursery Or Dressing Room
- Useful Floored And Sheeted Roofspace
- Low-Maintenance Paved Rear Yard
- Excellent Potential To Modernise And Add Make Your Own

Accommodation Comprises;

Entrance Hall
Storage under stairs.

Living Room
12'9" x 11'5"

Kitchen
11'2" x 9'0"
Fitted kitchen, range of high and low level units, laminate work surfaces, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, space for cooker, space for fridge freezer, laminate flooring, space for dining, part panelled walls, back door to enclosed rear yard.

Dining Room
9'9" x 8'0"

First Floor

Landing
Access to roofspace.

Bedroom 1
9'7" x 11'10"
Built in storage.

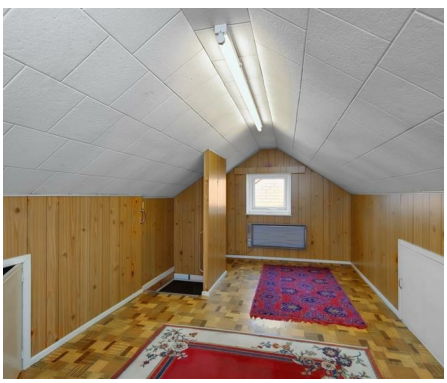
Bedroom 2
9'0" x 10'8"

Bedroom 3
7'10" x 8'8"
Built in storage.

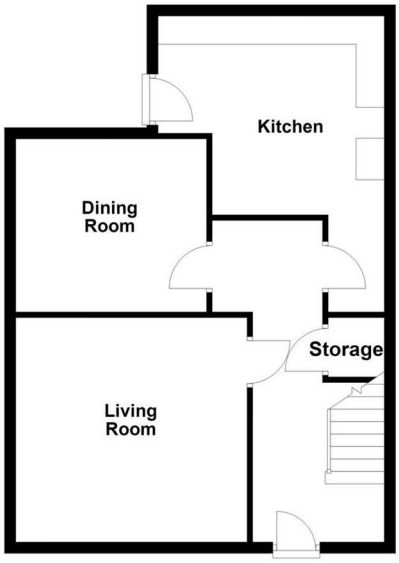
Bathroom
White suite comprising; panelled bath with mixer tap, pedestal wash hand basin with mixer tap, low flush WC, built in storage with hot water tank, partially tiled walls.

Roofspace
Ladder, floored and sheeted, power and light.

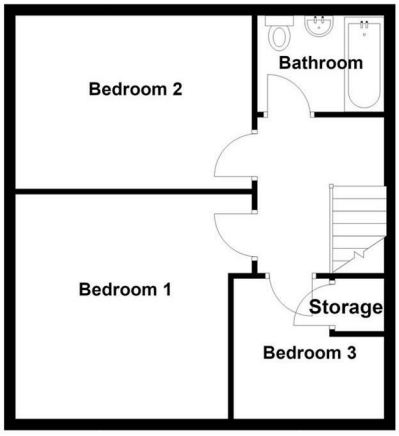
Outside
Front: Gated area in lawn, paved pathway leading to front door and access to back yard.
Rear: Fully paved, outside tap and light, space for storage shed.

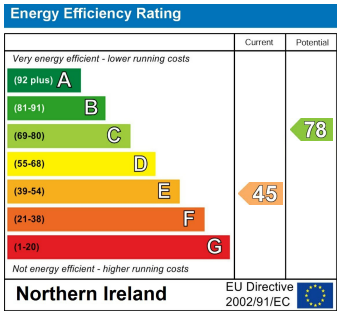


Ground Floor



First Floor





Questions you may have. **Which mortgage would suit me best?**
How much deposit will I need? What are my monthly repayments going to be?
To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.
Your home may be repossessed if you do not keep up repayments on your mortgage.
We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.
Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.
To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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