McMillan McClure
Always Moving

22 Springvale Park, Belfast, BT14 8DD

Offers Over £164,950

- Semi detached villa in quiet residential cul de sac
- 2 Separate reception rooms
- White shower room
- Gas fired central heating
- Off street parking
- 3 Bedrooms
- Shaker style fitted kitchen
- Double glazing in uPVC frames
- Generous garden to side & rear
- Ideal for first time buyers

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This well-presented three-bedroom semi-detached villa is ideally situated within a quiet residential cul-de-sac and offers an excellent opportunity for first-time buyers seeking comfortable family accommodation in a convenient setting.
The property benefits from two separate reception rooms, providing flexible living and dining space, while to the rear the home enjoys attractive views towards the Belfast Hills. Internally, the accommodation has been maintained to a good standard throughout and is ready for immediate occupation.
Externally, the property boasts a generous garden area to the side together with a paved rear garden, ideal for outdoor entertaining and low-maintenance living.
Early viewing is highly recommended.

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Council Tax Band: Northern Ireland

Entrance Hall
uPVC front door. Laminate wood floor. Under stair storage with gas boiler.

Dining room
11'0 x 11'0
Laminate wood floor.

Lounge
11'6 x 9'11
Laminate wood floor. Double glazed French doors to rear.

Kitchen
12'0 x 7'2
Range of high and low shaker style units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Cooker point. Extractor fan. Larder storage. Round edge work surfaces. Wall tiling. Ceramic tiled floor. Panelled ceiling. Vertical radiator.

First Floor

Landing
Access to roof space. Shelved linen cupboard plus separate storage cupboard. Wired for wall lights.

Bedroom (1)
11'7 x 9'11
View of Belfast Hills.

Bedroom (2)
11'2 x 9'11

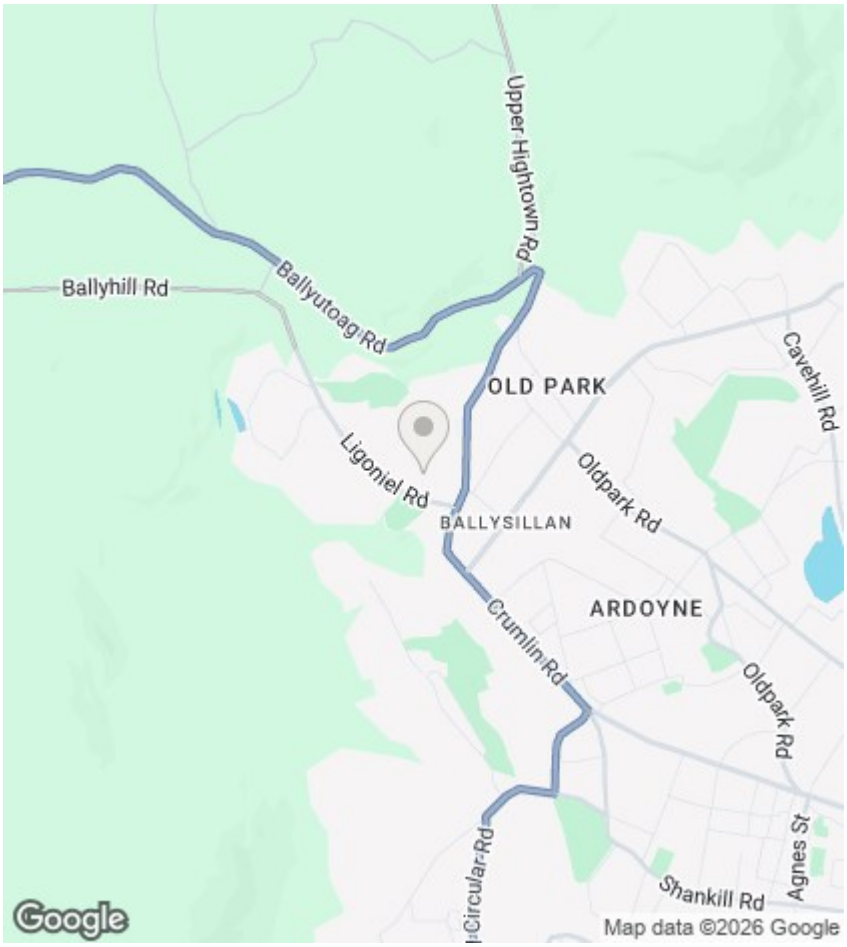
Bedroom (3)
7'8 x 7'4

Shower Room
Modern shower room with glazed shower cubicle. Mira electric shower. Low flush WC. Pedestal wash hand basin. Wall tiling. Wall panelling. Ceramic tiled floor. Downlighters.

Outside
Front: Double entrance gates. Laid in stones. Driveway.
Side: In lawn. Plants and shrubs. Pergola.
Rear: Paved rear garden. Area in stones. Plants and shrubs. Outside light and tap. uPVC facia and rainwater goods.

Disclaimers / Additional information
The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

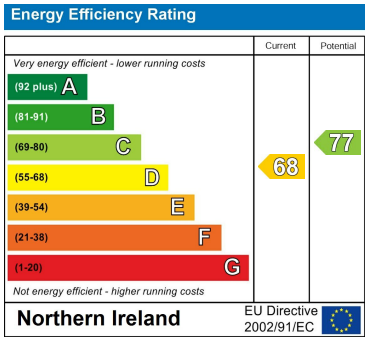
Tenure - Leasehold
Broadband & mobile checker for Northern Ireland https://www.nidirect.gov.uk/services/broadband-and-mobile-checker Flooding maps for Northern Ireland https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area Please note the information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

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