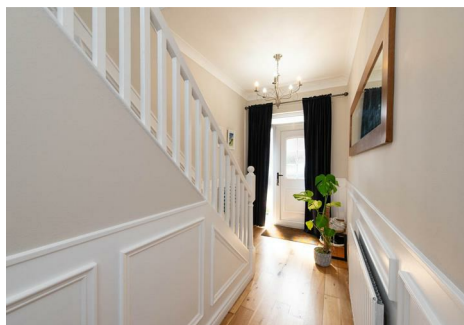




16 Bloomfield Road, East Belfast, BT5 5LT

Offers Over £259,950

- Extended semi detached property in highly regarded residential area
- 2 + Reception Rooms
- Modern fitted kitchen open plan to casual lounge/dining area
- Gas fired central heating
- Extensive rear garden
- Lounge with solid wood flooring and feature bay window
- Modern white bathroom suite
- Double glazing in uPVC frames
- Well presented throughout

16 Bloomfield Road, East Belfast BT5 5LT

Situated in a highly regarded residential area, this extended semi-detached property offers spacious and versatile accommodation, ideal for modern family living. Beautifully presented throughout, the home features three well-proportioned bedrooms and a selection of reception spaces, including a welcoming lounge with solid wood flooring and an attractive feature bay window.

The heart of the home is the modern fitted kitchen, which is open plan to a generous lounge/dining area, creating an ideal space for both everyday living and entertaining. A contemporary white bathroom suite serves the first floor accommodation.

Further benefits include gas-fired central heating and double glazing in uPVC frames, ensuring comfort and efficiency throughout the year.

Externally, the property boasts an extensive rear garden, providing excellent outdoor space for families, gardening enthusiasts or those who enjoy al fresco dining. Combining style, practicality and a sought-after location, this is a superb home that is sure to attract strong interest.



Council Tax Band: Northern Ireland



Ground Floor

Reception Hall

Solid wood flooring, uPVC front door, panelling

Lounge

18'2 x 12'1

Solid wood flooring, built in storage cupboard, cornicing, wired for flat screen

Modern Fitted Kitchen/ Dining Area

18'2 x 13'6

Range of high and low level units, round edge worksurfaces with up stands, stainless steel sink unit with mixer tap and vegetable sink, built in hob, built in oven, stainless steel extractor fan, built in dishwasher, built in microwave, cornicing, laminate parquet flooring, wired for wall lights, French doors to garden, large open plan lounge/ dining area

First Floor

Landing

Access to roofspace, gas boiler

Bedroom (1)

13'11 x 10'6 (into bay)

Built in wardrobe

Bedroom (2)

11'3 x 10'10 (at max) or 7'4

Cornicing, laminate wood flooring

Bedroom (3)

7'9 x 7'5

Bathroom

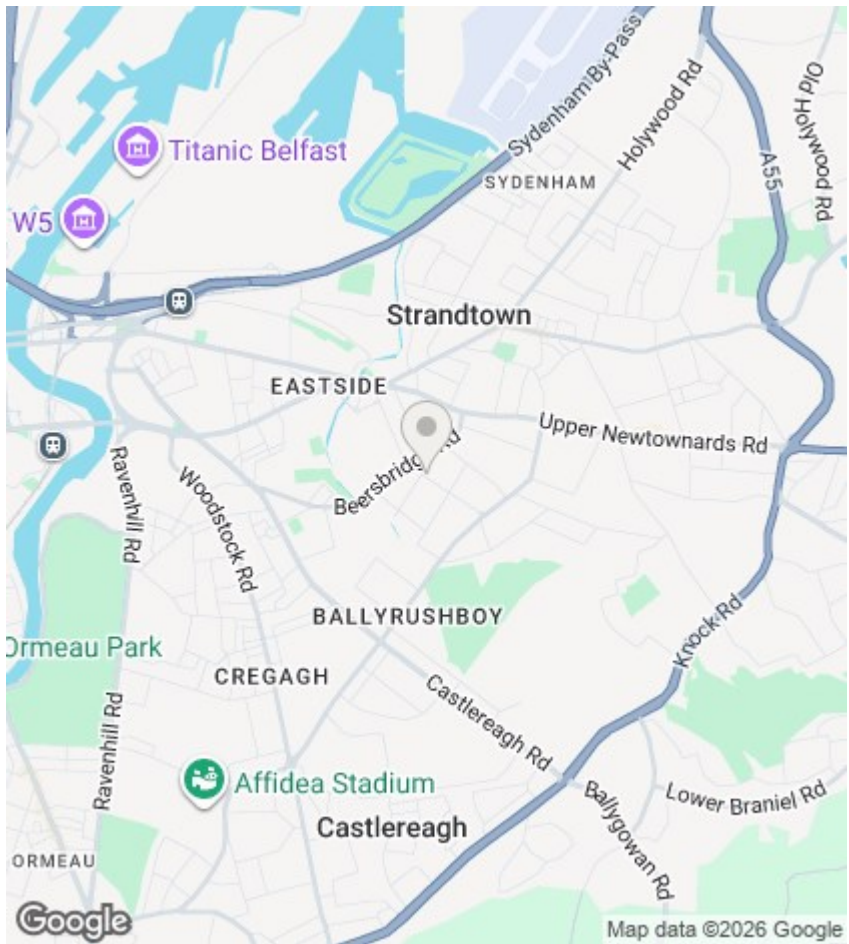
White bathroom suite, low flush W/C, vanity unit with mixer tap, panelled bath with mixer tap and hand shower, controlled shower, heated towel rail, uPVC panelling, laminate tiled flooring

Outside

Front: in stones, pathway and paved driveway, hedging and front wall

Side: in pathway with gate

Rear: in lawn, variety of plants, trees and shrubs, decking



Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

