



20 Church Avenue, Jordanstown, BT37 0PJ

Offers Over £379,950

- Bright extended spacious semi detached villa in highly regarded area of townscape character
- 2 Separate reception rooms
- Double glazing in uPVC frames
- Shower Room
- South facing rear garden
- 4 Bedrooms
- Modern fitted kitchen with built in appliances
- Gas fired central heating
- Cloakroom & Utility Area
- Car parking/Garage space

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Situated in a highly desirable streetscape, this beautifully extended home offers an abundance of character and exceptional presentation throughout. The property has been thoughtfully enhanced to provide spacious and versatile accommodation while retaining its charm and appeal. Every room is finished to an outstanding standard, with stylish decor and meticulous attention to detail creating a warm and inviting atmosphere. To the rear, the south-facing garden provides the perfect space for relaxing and entertaining, enjoying sunshine throughout the day. Combining character, quality, and modern living, this superb home stands out for its impeccable presentation and desirable location. An ideal opportunity for buyers seeking a home that is ready to move straight into and enjoy from day one.



Council Tax Band: Northern Ireland



Ground Floor

Reception Hall

Herringbone polished wood flooring

Lounge

12'7 x 13'9

Herringbone polished wood flooring, picture rail

Family/ Dining Room

18'0 x 10'3

Polished herringbone wood flooring, feature marble fireplace, cast iron inset, open fire, double glazing patio doors

Kitchen

16'3 x 8'7

Range of high and low level high gloss units, Quartz worksurfaces, incorporating a sink unit with mixer tap and vegetable sink, dishwasher, inlaid hob unit and double oven, stainless steel canopy, splashback, ceramic tiled flooring, downlighters, breakfast bar

Rear Hall

Plumbed for washing machine, tumble dryer, built in units

Cloaks

Low flush W/C, pedestal wash hand basin, ceramic tiled flooring

First Floor

Landing

Feature landing, hot press

Bedroom (1)

14'1 x 10'5 (into bay)

Bedroom (2)

12'0 x 10'5

Bedroom (3)

14'5 x 8'7

Views of Belfast Lough

Bedroom (4)

8'9 x 8'0

Laminate wood flooring

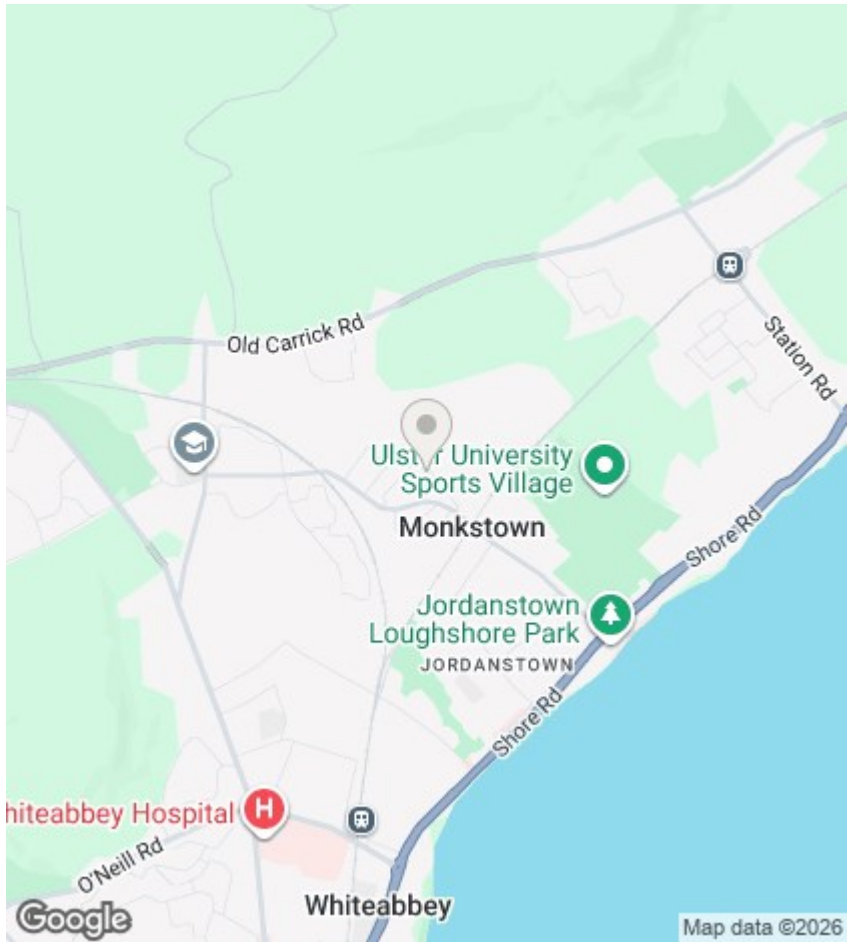
Shower Room

Low flush W/C, wall hung vanity unit, shower screen, shower unit, downlighters, extractor fan, luxury wall and floor tiling, modern towel rail

Outside

Front in lawn, plants, trees and shrubs

Rear in lawn, external sockets, light and power, decking, car parking space



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	57	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

