

87 Upper Newtownards Road, Belfast, BT4 3HU

Price: £210,000





McGuinness
Fleck

Superb & Stylish East Belfast Living

Price: £210,000

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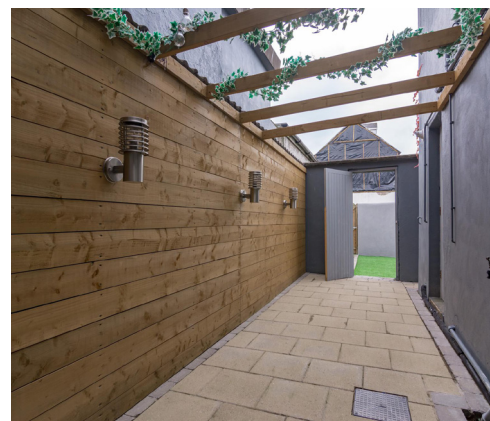
This substantial, beautifully restored four bedroom mid-terrace property is situated in a desirable part of East Belfast. Set back from Upper Newtownards Road and fully renovated to a turnkey specification whilst retaining all of those fabulous period features including cornicing, high skirting boards and feature staircase this immaculately presented family home has been finished to an exceptionally high standard leaving buyers with nothing to do but move in.

Conveniently located close to the ever popular Ballyhackamore and Belmont Villages, excellent local schools, both primary and post-primary, Connswater Shopping Centre and a short commute into the city centre. With many local amenities close by this family home is one that is likely to generate huge interest.

Internally, the property has two reception rooms, a formal light filled living room with feature fireplace and bay window. This leads onto formal dining room set just off the fabulous kitchen opening onto a patio area perfect for entertaining and offering that much sought after blend of indoor/outdoor living.

Upstairs, there are four double bedrooms, on the first floor, a fantastic main bathroom with feature bath and two large bedrooms including the master. On the second floor a further two double rooms.

Externally, an additional secure back garden has been added and stoned area to the front. This outstanding, beautifully presented family home needs to be inspected internally to fully appreciate its appeal.



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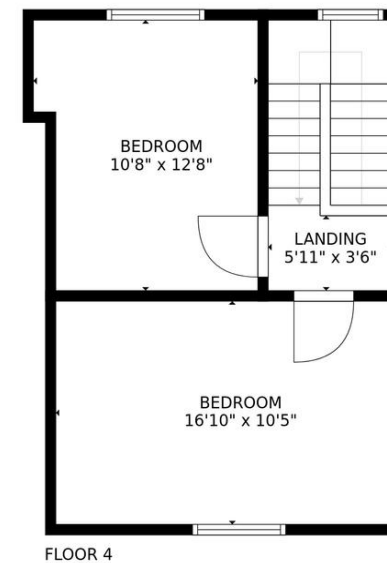
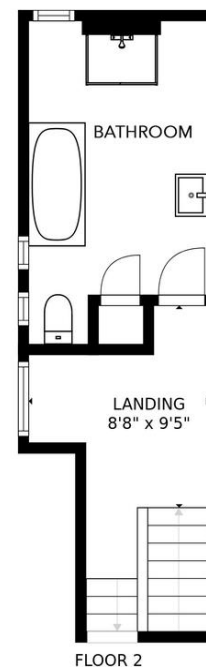
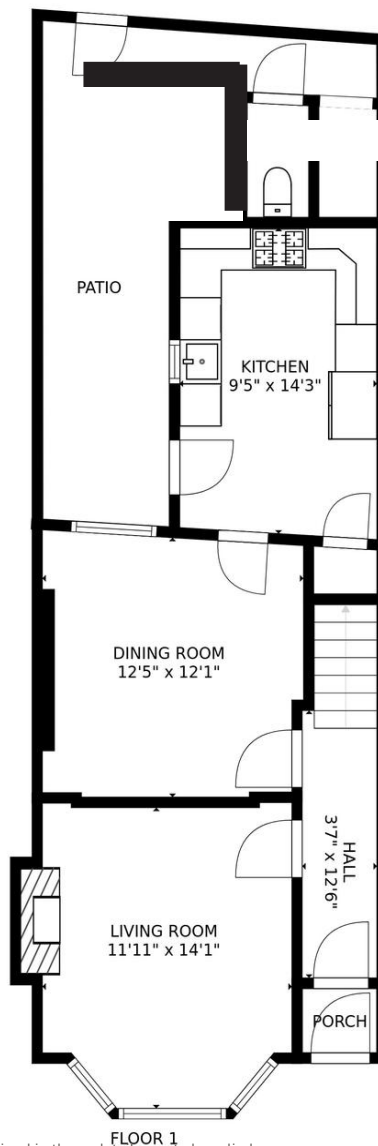
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91	86	86
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

- Exceptionally finished mid terrace.
- Four bedrooms.
- Two spacious reception rooms, one with feature fireplace.
- Beautiful upstairs bathroom
- Comprised of a bath, walk in shower and walnut flooring.
- New gas heating system installed.
- New damp proof course.
- New uPVC windows.



DISCLAIMER: The particulars do not constitute any part of an offer or a Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the vendor nor McGuinness Fleck Estate Agents (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate.