



Extended on the ground floor to the rear, this well-proportioned semi occupies a generous site in a quiet yet convenient location off Kings Road.

The rear reception room is now large enough to incorporate both sitting and dining areas. A modern, sliding patio door then takes you out to the generous, charming rear garden with no houses directly behind you. It backs (securely) on to the Comber Greenway.

Close to excellent local amenities at Kings Square, Summerhill and Cherryvalley, David Lloyd and the Omni Park are also nearby.

Early inspection is strongly recommended so as not to miss out.

Offers Over
£215,000

56 North Sperrin,
off Kings Road,
BELFAST,
BT5 7HU

Viewing by
appointment with
& through agent
028 9065 0000



- Extended semi detached home
- 3 bedrooms
- Living room to front
- Family room with fireplace
- Open plan to dining area with patio door to garden
- Modern kitchen with breakfast bar & integrated appliances
- Gas fired central heating
- Double glazing
- Detached garage
- Off-street, driveway parking
- Front & large rear gardens
- Quiet yet convenient location
- No onward chain

The Property Comprises:

Ground Floor

uPVC double glazed front door with glazed insets and side lights to . . .

RECEPTION HALL: Cornice ceiling, celining rose.

LIVING ROOM: 10' 6" x 10' 5" (3.21m x 3.17m) Cornice ceiling, solid wood flooring, door with bevelled glass panels to hallway.



FAMILY ROOM: 13' 8" x 10' 1" (4.17m x 3.07m) (at widest points). Cornice ceiling, ceiling rose. Solid wood flooring. Tiled fireplace and hearth with wood surround.



Arch to . . .

DINING AREA: 9' 8" x 8' 0" (2.95m x 2.44m) Cornice ceiling. Solid wood flooring. Sliding patio door to garden.



KITCHEN: 19' 5" x 7' 9" (5.93m x 2.37m) Modern range of high and low level units including glazed display cabinet. Single drainer stainless steel sink unit. Integrated four ring hob with underbench oven and extractor fan over. Integrated fridge and freezer. Plumbed for washing machine. Breakfast bar. Part tiled walls, ceramic tiled floor. uPVC double glazed back door to garden. Understairs storage cupboard.



First Floor

BATHROOM: White suite comprising panelled bath with Redring electric shower and screen. Pedestal wash hand basin. Low flush wc.



BEDROOM (1): 13' 4" x 10' 6" (4.06m x 3.2m) Cornice ceiling, ceiling rose.



BEDROOM (2): 11' 0" x 10' 1" (3.36m x 3.07m) Cornice ceiling.



BEDROOM (3): 11' 1" x 6' 8" (3.39m x 2.03m) (at widest points and including built-in storage cupboard).



LANDING: Shelved linen cupboard. Access to . . .

ROOFSPACE: Partly-floored. Gas boiler

Outside

Driveway parking with off-street parking.

FRONT GARDEN: In lawn with border beds.

Gates to side leading to rear.

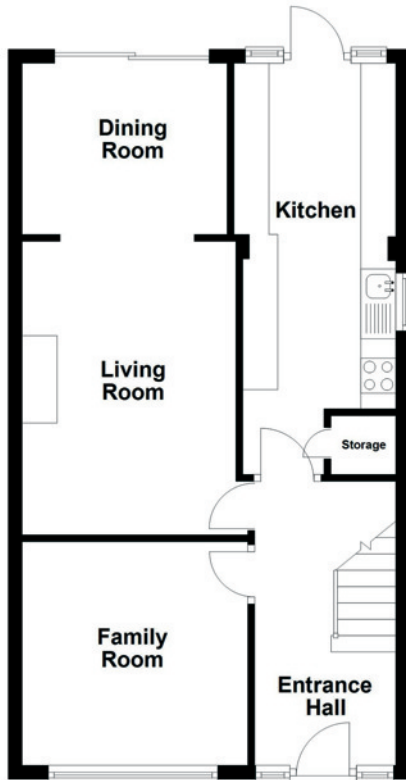
DETACHED BRICK GARAGE: 18' 1" x 8' 10" (5.51m x 2.69m) Up and over door, power and light.

Built-in cupboards. Door to side.

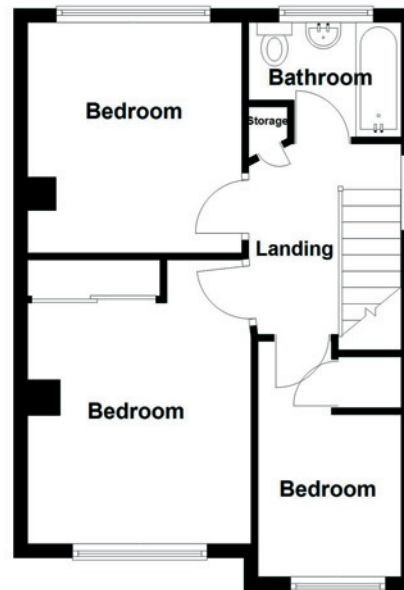
GOOD SIZED REAR GARDEN: Mainly in lawns with attractively paved patio area. Flower beds with plants, trees and flowering shrubs.



Ground Floor



First Floor



56 North Sperrin, Belfast

Location:

Travelling countrybound on the Kings Road turn left onto Abbey Road, take 1st right in to North Sperrin.

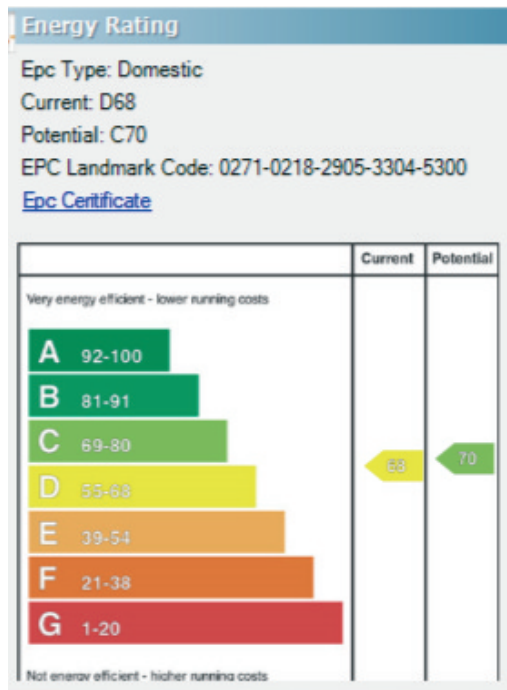
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