

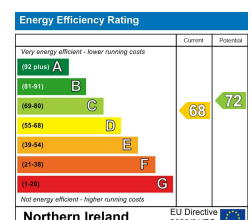


## 21 Beaufort Avenue, Beechill Road, Belfast, BT8 7TY

**Asking Price £177,500**

Beaufort Park is quiet residential development located just off the Beechill Road in Newtownbreda, offering convenience to many local amenities to include the Tesco superstore, Forestside Shopping Centre and main arterial routes into and out of Belfast. Internally the property benefits from three bedrooms, lounge open to dining room, a modern fitted kitchen, and a shower suite on first floor. It is finished with a calor gas heating system and double glazed windows. Outside there is an easily maintained front garden in artificial grass, driveway with ample parking and an enclosed low maintenance rear garden. This property has been well maintained, making it an ideal purchase for the first time buyer hoping to take their 1st steps upon the property ladder.

- Semi detached home
- Lounge open to the dining area
- 1st floor shower suite
- Double glazed windows
- Low maintenance gardens to the front and rear
- Three bedrooms
- Modern fitted kitchen
- Calor gas heating
- Off street parking
- Chain free onward sale





### The accommodation comprises

Pvc double glazed front door leading to the entrance hall.

### Lounge / dining 23'6 x 11'5 (7.16m x 3.48m)



Under stairs storage. Open to the dining area.

### Dining area



### Kitchen 10'7 x 6'7 (3.23m x 2.01m)



Modern fitted kitchen with a range of high and low level units, single drainer 1 1/4 bowl sink unit with mixer taps, formica work surfaces, cooker space, extractor canopy, plumbed for washing machine, integrated fridge, laminate floor.

### 1st floor

Access to the roof space.

### Bedroom 11'6 x 8'4 (3.51m x 2.54m)





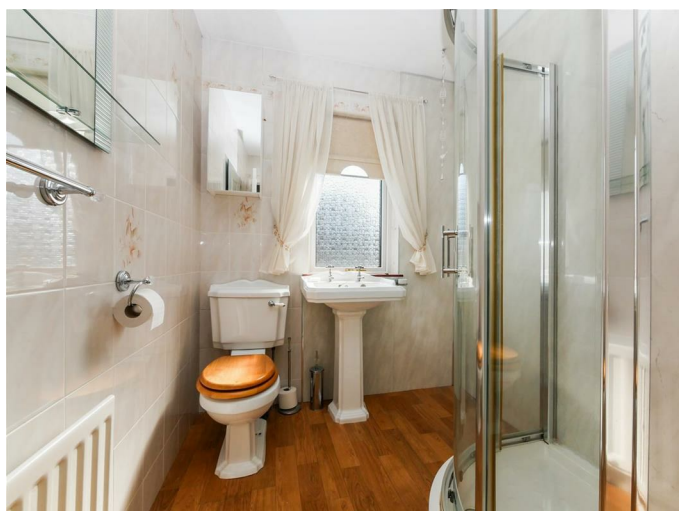
**Bedroom 2 11'4 x 8'4 (3.45m x 2.54m)**



**Bedroom 3 8'2 x 6'8 (2.49m x 2.03m)**



**Shower room 8'5 x 6'9 (2.57m x 2.06m)**



Comprising corner shower cubicle with Redring shower, low flush w/c, pedestal wash hand basin, part tiled walls, part pvc panelled walls, hot press.

**Outside**

Tarmac driveway with off street parking.

**Front gardens**



Low maintenance front gardens with artificial grass finish.

**Rear gardens**



Enclosed low maintenance rear gardens with flagged patio areas, flower beds, side gate access and side covered area. Garden shed. Calor gas tank.

Additional garden image

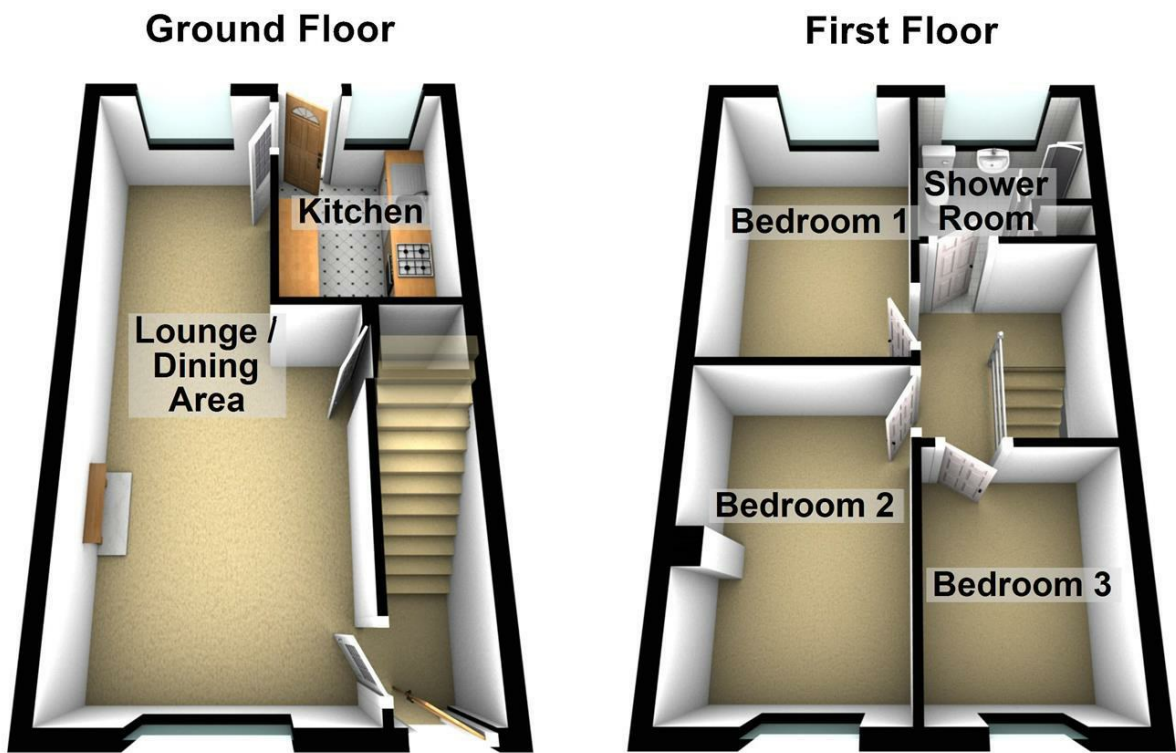


Rear elevation

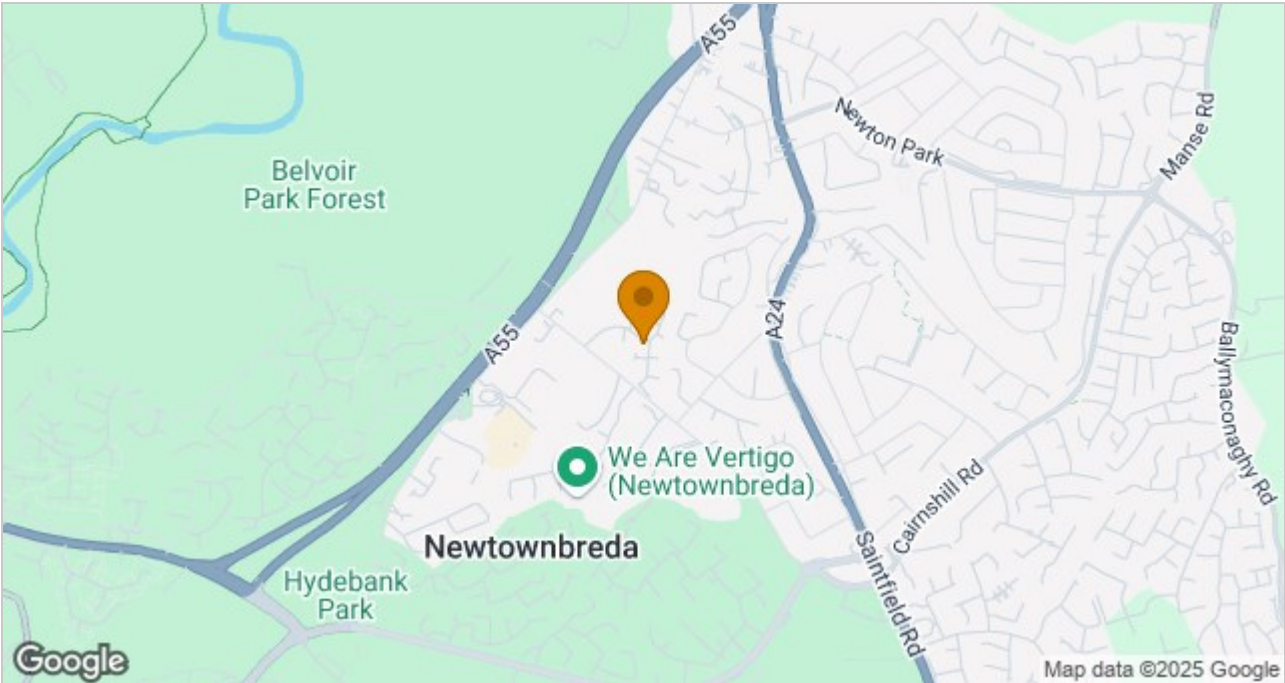




Floor Plan



Area Map



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