



## 11 Brooke Hall Avenue, Saintfield Road, Belfast, BT8 6WE

**Asking Price £265,000**

This semi detached home is situated just off the Saintfield Road in South East Belfast, just opposite the Park and Ride facility which provides an easy commute into and out of Belfast. Forestside Shopping Centre and Tesco Newtownbreda are within easy reach, offering superb choice and convenience, as well as being in the catchment of leading schools both primary and post primary.

This particular property comprises three bedrooms, master with en-suite, spacious lounge, fitted kitchen / dining with built in appliances, utility room, downstairs w/c and a white bathroom suite with a shower cubicle on the first floor. Outside the property benefits from a block paved driveway with ample parking and a fantastic enclosed rear garden laid in lawns.

An excellent family home in a popular residential location.

- Semi Detached Home
- Spacious Lounge
- Downstairs w/c
- White Bathroom Suite With Separate Shower Cubicle
- Driveway With Ample Parking
- Three Good Sized Bedrooms Master En-Suite
- Modern Fitted Kitchen / Dining
- Utility Room
- Gas Heating/Double Glazing
- Superb Enclosed Rear Garden Laid in lawns

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

## Entrance



Hardwood front door to entrance hall. Oak flooring.



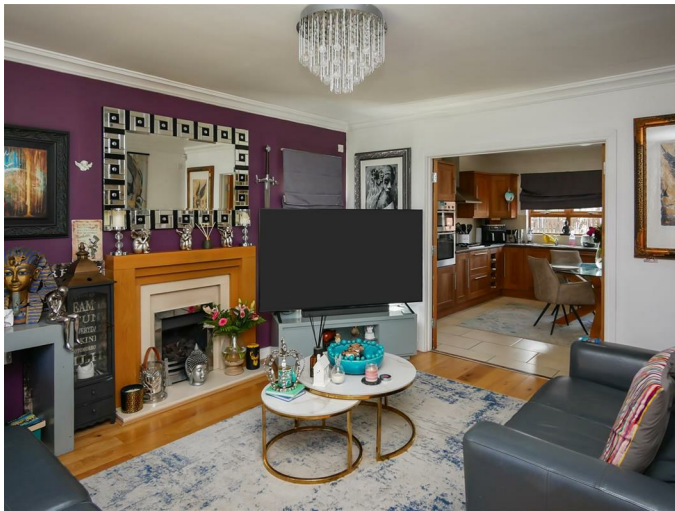


### Down-stairs w.c



Sink unit, Low flush w.c Part tiled walls. Tiled flooring.

### Lounge 17'2 x 12'4 (5.23m x 3.76m)



Into Bay. Granite fireplace with wooden surround. Oak flooring.



### Fitted Kitchen/Dining 16'9 x 14'9 (5.11m x 4.50m)



Full range of high and low level units, built in hob with stainless steel overhead extractor fan, double oven, integrated dish-washer and fridge freezer, single drainer 1 1/4 bowl sink unit with mixer taps, part tiled walls, tiled flooring. Spot-lights. Built in storage. Double pvc doors to garden.



### Utility Area

Full range of units. Plumbed for washing machine. Single drainer sink unit with mixer taps. Part tiled walls.

## First Floor



## Bedroom One 14'11 x 10'10 (4.55m x 3.30m)



At widest points

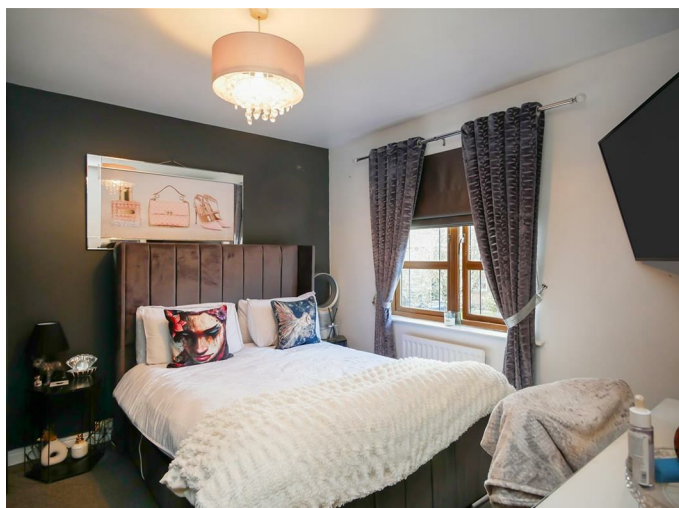


## Ensuite



Comprising panelled bath with mixer taps, walk in shower cubicle with chrome shower unit, pedestal wash hand basin, low flush w.c  
Part tiled walls. Tiled flooring. Spot-lights.

## Bedroom Two 11'0 x 10'11 (3.35m x 3.33m)



## Bedroom Three 10'0 x 9'6 (3.05m x 2.90m)



### Bathroom Suite



White suite comprising panelled bath with mixer taps, separate shower cubicle with shower unit, pedestal wah hand basin, low flush w/c, part tiled walls, tiled floor.

### Landing

Hot press and access to roof space

### Outside Front

Block paved driveway with ample parking.  
Front garden laid in lawns.

### Outside Rear

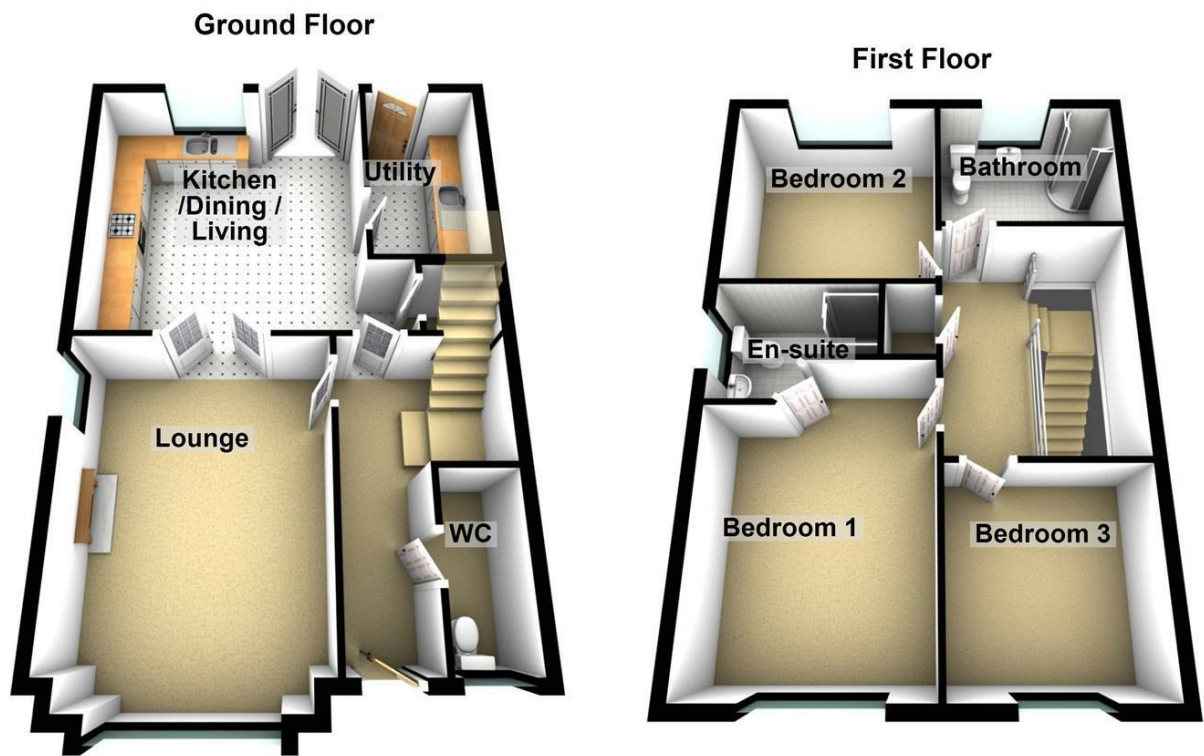


Enclosed patio and superb sized rear garden laid in lawns bordered by timber fencing.

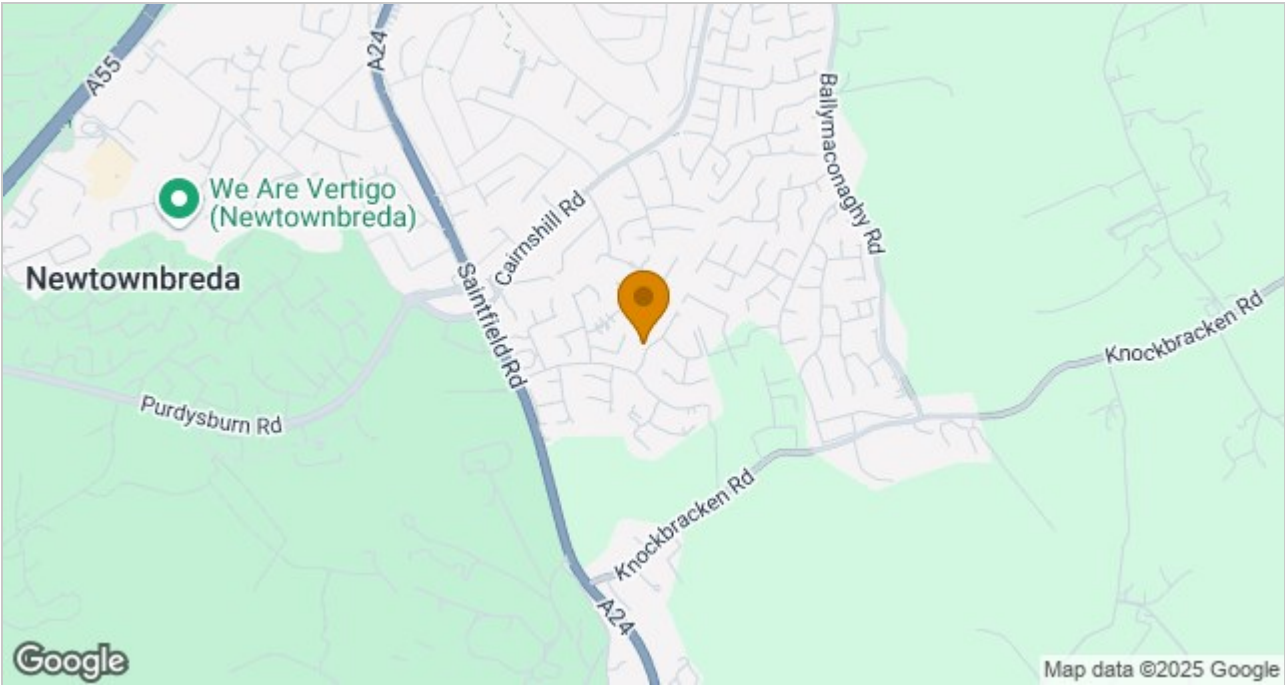




Floor Plan



Area Map



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