

## 6 Chichester Park North , Belfast, BT15 5DR

**Offers Over £525,000**

Magnificent Detached Period Residence Commanding A Mature Elevated Site With Delightful Aspect.

"Annamo" is a magnificent detached residence offering beautifully proportioned accommodation and retaining a host of original features. The accommodation is adaptable and suitable for the vast majority of family requirements. On the ground floor there are 3 formal reception rooms, two of which have twin bay windows together with a grand entrance hallway, cottage style kitchen open plan to morning room with Aga Style Sovereign oil fired range cooker, utility room and downstairs furnished cloakroom. To the first floor there are 5 bedrooms, 3 into bay windows, 4 piece family bathroom with recently installed shower and separate WC. Externally the property is superbly positioned on an extensive mature elevated full width site with pedestrian entrance to Chichester Park North and driveway access via Palace Gardens with matching detached garage and ample car parking. The property is conveniently located near leading schools, Cavehill Country Park, Fortwilliam Golf Course and public transport with the City a short commute away. With homes of this calibre rarely coming to the market early inspection is highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>Northern Ireland</b>	41	41
EU Directive 2002/91/EC		



# 6 Chichester Park North

## , Belfast, BT15 5DR



- Magnificent Period Detached Residence
- Grand Entrance Hall & Landing
- Furnished Cloakroom Separate Wc
- Commanding Elevated Site
- Retaining Many Period Details
- Cottage Style Kitchen Morning Room With Range Cooker
- Majority Pvc Double Glazed Windows
- 5 Bedrooms 3 Plus Reception Rooms
- Utility Room 4 Piece Family Bathroom
- Oil Fired Central Heating

### Entrance Hall

Original double doors, leaded insets, ornate fireplace with feature iron inset, picture rail, understairs storage, double panelled radiator.

### Furnished Cloakroom

Pedestal wash hand basin, ceramic tiled floor.

### Living Room

18'7" x 19'8" twin bays (5.68 x 5.53 twin bays)  
Ornate fireplace with gas fire, picture rail, leaded light windows, double panelled radiator.

### Drawing Room

20'1" x 19'8" twin bays (6.13 x 6.00 twin bays)  
Ornate fireplace with tiled hearth, pvc access door, picture rail, leaded light windows, double panelled radiator.

### Dining Room

18'2" x 14'10" into bay (5.55 x 4.53 into bay)  
Ornate fireplace with tiled hearth, picture rail, leaded light windows.

### Morning Room

14'6" x 10'4" (4.43 x 3.15)  
Sovereign oil fired range style cooker, terracotta style tiled floor, fridge freezer space, built in storage, leaded light windows, ceiling mounted pulley style clothes hanger.

Open plan to:

### Kitchen

13'0" x 9'8" (3.97 x 2.95)  
Double drainer style stainless steel sink unit, extensive range of high and low level kitchen units, formica worktops, free standing cooker, partly tiled walls, leaded light windows, Lvf flooring, panelled radiator.

### Utility Room

8'8" x 6'0" (2.65 x 1.83)  
Stainless steel sink unit, range of low level units, plumbed for washing machine, hardwood door to rear.

### Separate WC

White suite comprising low flush wc, ceramic tiled floor.

### First Floor

Panelled staircase, landing, picture rail, leaded light window.

### Bathroom

Deluxe coloured 4 piece bathroom suite comprising panelled bath, pedestal wash hand basin, low flush wc, recently installed walk in shower, Lvf flooring, partially tiled walls, double panelled radiator.

### Separate WC

White suite comprising low flush wc, panelled walls, shelving.

### Hotpress

Leaded light window, panelled walls and shelving.

### Bedroom

11'3" x 9'8" (3.45 x 2.96)  
Picture rail, ornate fireplace with tiled inset.

### Bedroom

12'5" x 11'1" (3.80 x 3.38)  
Picture rail.

### Bedroom

18'9" x 14'8" into bay (5.72 x 4.49 into bay)  
Picture rail, built in storage, panelled radiator.

### Bedroom

21'4" 14'11" into bay (6.52 4.57 into bay)  
Built in storage, tiled fireplace, picture rail, panelled radiator.

### Bedroom

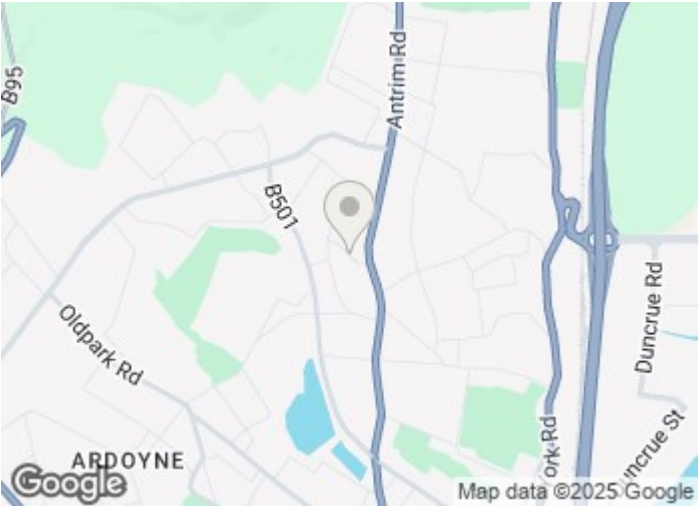
15'6" 14'10" into bay (4.74 4.54 into bay)  
Tiled fireplace, picture rail, panelled radiator.

### Detached Garage

20'8" x 10'3" (6.31 x 3.14)  
Electric roller shutter door, vaulted ceiling.

### Outside

Mature gardens front, side and rear extensively laid out in lawns, shrubs and flowerbeds, mature hedging, trees, tarmac paths, iron railings, pedestrian gate. Vehicular entrance, tarmac driveway with ample car parking, enclosed courtyard, pvc oil tank, outside security light.



## Directions







Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

