



## 1 South Crescent, Belvoir Park, Belfast, BT8 7EH

**Asking Price £155,000**

Fronting Gray's Park, located just off Belvoir Drive this spacious semi detached home offers well proportioned accommodation over both levels, ideal for 1st time buyers and also those families looking to locate to this popular and sought after area. Three good size bedrooms are complimented with two separate reception rooms, an extended fitted kitchen and a 1st floor bathroom suite. A home that enjoys an enviable position given its attached integral garage which is over 30ft in length and can be accessed from the kitchen. Externally there are low maintenance gardens to the front and low maintenance rear garden areas, and for those who enjoy walking and scenery, the property is on the doorstep of Belvoir Park forest, with Shaw's Bridge also a short distance away. Local shops, schools and excellent bus routes are also very convenient. Immediate viewing is advised of this spacious property!

- Semi detached home
- Two reception rooms
- 1st floor bathroom suite
- Double glazed windows
- Garden areas to the front and rear
- Three good size bedrooms
- Extended kitchen with dining area
- Gas central heating
- Large attached integral garage, over 30ft in length
- Close to so many amenities

Energy Efficiency Rating			
Very energy efficient - lower running costs		Current	Potential
(32-40)	A		
(41-45)	B		
(46-49)	C		
(50-54)	D		
(55-59)	E		
(60-64)	F		
(65-69)	G		
Not energy efficient - higher running costs			
Northern Ireland		70	72
EU Directive 2002/91/EC			



### The accommodation comprises

Pvc double glazed front door leading to the entrance hall.

### Entrance hall

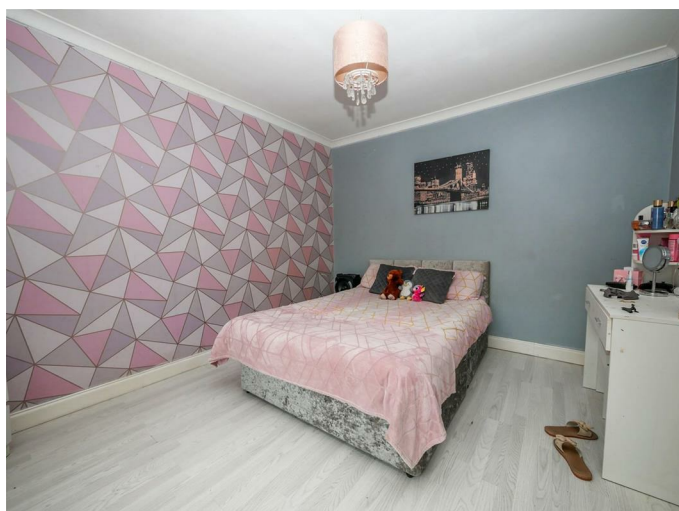
Laminate floor, under stairs cloaks.

### Lounge 14'3 x 12'4 (4.34m x 3.76m)



Laminate flooring.

### Living room 13'8 x 10'5 (4.17m x 3.18m)



Laminate flooring. Currently used as a bedroom.

### Extended kitchen 16'1 x 10'3 (4.90m x 3.12m)



Full range of high and low level units, single drainer sink unit with mixer taps, work surfaces, 4 ring hob and oven, extractor fan, open to the dining area.

### Dining



Access to the attached integral garage.

### 1st floor

Landing, built in storage, access to the roof space.



**Bedroom 1 14'5 x 8'9 (4.39m x 2.67m)**



Built in robe.

**Bedroom 2 10'5 x 9'7 (3.18m x 2.92m)**



Built in mirrored robes.

**Bedroom 3 10'8 x 7'5 (3.25m x 2.26m)**



**Bathroom**



Coloured suite comprising panelled bath with electric shower above, low flush w/c, pedestal wash hand basin, part tiled walls.

**Outside**

**Attached integral garage 31'1 x 10'5 (9.47m x 3.18m)**



Roller door, light and power, sink unit.

**Front gardens**

Low maintenance garden to the front.

## Rear gardens



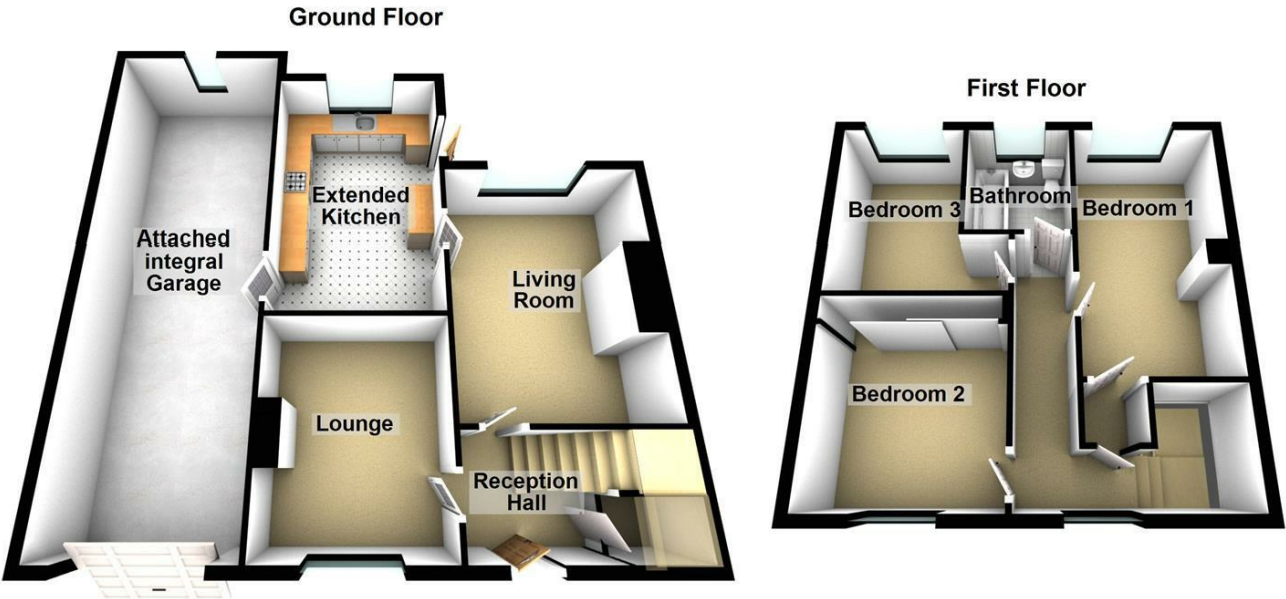
Low maintenance gardens to the rear,  
outside tap and light.

## Rear elevation

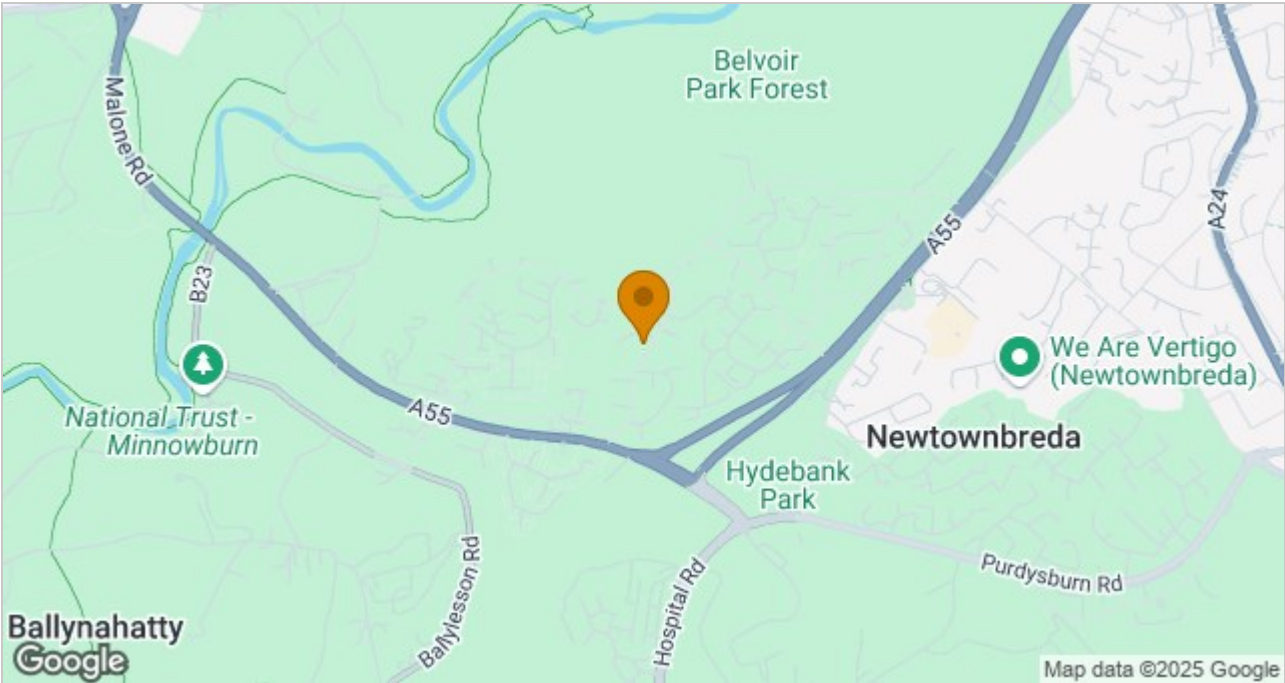




Floor Plan



Area Map



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