



9 Gransha Avenue, Belfast, BT11 8AJ

Offers Over £229,950

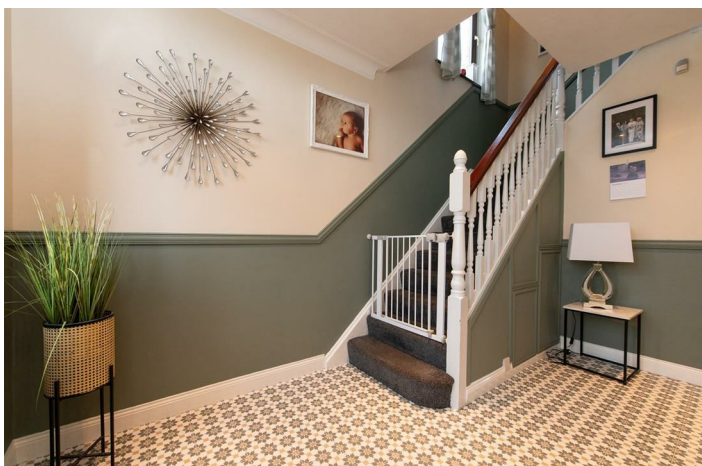
- Impeccably presented semi detached villa in highly popular and convenient location
- Lounge
- Bathroom/Separate W/C
- Garage
- Generous gardens to both front and side, enclosed paved patio area to rear
- 3 Bedrooms
- Open plan kitchen/dining room
- Double glazing in uPVC frames/Oil fired central heating
- uPVC fascia and rainwater goods
- Located close to excellent schools, shops and public transport facilities

9 Gransha Avenue, Belfast BT11 8AJ

9 Gransha Avenue is a charming three-bedroom semi-detached villa situated in a highly popular and convenient location. This attractive home offers a welcoming lounge, a bright open plan kitchen and dining area, three well-proportioned bedrooms, a family bathroom, and a separate W/C. The property benefits from double glazing in uPVC frames and oil-fired central heating, ensuring comfort throughout the year. Externally, there are neat gardens to the front and side, a tarmacked driveway providing ample parking, and to the rear, a meticulously maintained paved patio area and a garage — perfect for outdoor enjoyment and additional storage. Early viewing is highly recommended as homes in this particular location don't stay on the market for long!



Council Tax Band:



GROUND FLOOR

ENTRANCE HALL

uPVC front door, feature wall panelling

LOUNGE

12'10" x 11'10"

Laminate wood flooring, electric fire, cornicing

KITCHEN/DINING ROOM

21'2" x 11'5"

Shaker style fitted kitchen with a range of high and low level units, round edge work surfaces, single drainer stainless steel sink unit with mixer taps, built in stainless steel ovens, stainless steel extractor fan, inlaid hob, wall tiling, sliding doors to rear

FIRST FLOOR

Landing, access to fully floored roofspace with eave storage, power and light, window

BEDROOM (1)

11'5" x 11'1"

Laminate wood flooring

BEDROOM (2)

12'10" x 10'8"

Two separate built in wardrobes

BEDROOM (3)

8'10" x 8'3"

Laminate wood flooring

BATHROOM

PVC bath unit, thermostatically controlled shower, PVC panelled walls and ceiling, hot press with insulated copper cylinder

SEPARATE W/C

Low flush W/C, pedestal wash hand basin, wall tiling

OUTSIDE

Front: In lawn, plants, shrubs, trees, tarmacked driveway

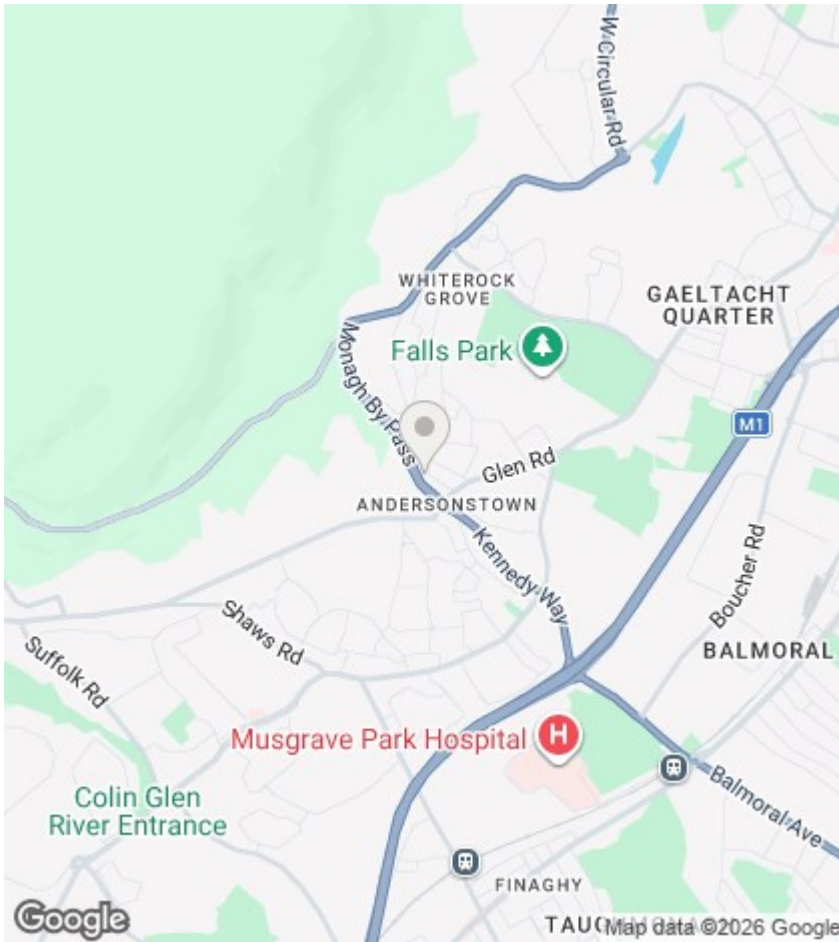
Side: In lawn, hedges, plants and shrubs

Rear: Enclosed to rear, meticulously kept paved patio area, plants, shrubs, hedges, outside tap and light

GARAGE

17'4" x 9'7"

Up and over door, power and light, plumbed for washing machine, space for tumble dryer



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

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