



8 Beattie Park Terrace
Dunmurry
BT17 9BQ

Asking Price £125,000

Dougan
RESIDENTIAL & COMMERCIAL

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KEY FEATURES

- Fully Refurbished Red Brick Semi-Detached Family Home
- Excellent Finish Throughout To Include A Brand New Kitchen And Bathroom
- Gated Driveway Parking
- Bright And Spacious Living Room
- Rear Dining Room Open To Modern Fully Fitted Kitchen
- Three Generous Bedrooms
- First Floor Bathroom In White Suite
- Side And Rear Gardens
- Patio Area To Rear
- Double Glazing
- Oil Fired Central Heating



SUMMARY

Fullyrefurbished red brick semi-detached family home situated in a quiet cul-de-sac. The property offers ease of access to Dunmurry Village, Lisburn and Belfast. Many local amenities are within walking distance.

The ground floor comprises of a bright and spacious living room, dining room open to a modern fully fitted kitchen. Three generous sized bedrooms and a well-appointed bathroom in white suite are on the first floor.

Externally the property benefits from a private rear garden area, side garden laid in lawn and gated driveway parking.

Early viewing is advised to fully appreciate this fine home. Viewng by appointment.



THE PROPERTY COMPRISES

Ground Floor

ENTRANCE HALL:

PVC Door to Entrance Hall

LIVING ROOM: 13' 5" x 10' 4" (4.09m x 3.15m)

Laminate wooden flooring

DINING ROOM: 8' 4" x 8' 1" (2.54m x 2.46m)

Laminate wooden flooring

KITCHEN: 12' 3" x 10' 10" (3.73m x 3.3m)

Modern fully fitted kitchen to include an excellent range of high level and low level units. Single drainer sink unit with mixer tap. Integrated electric oven with 4 ring electric hob with extractor over. Bush washing machine. Baumatic fridge/freezer. Ceramic tiled floor. Partly tiled walls.

First Floor

BEDROOM (1): 13' 4" x 10' 5" (4.06m x 3.18m)

Laminate wooden flooring

BEDROOM (2): 10' 4" x 8' 7" (3.15m x 2.62m)

Laminate wooden flooring.

BEDROOM (3): 10' 3" x 7' 9" (3.12m x 2.36m) At widest points.

Laminate wooden flooring. Hot Press

BATHROOM:

Modern white suite comprising of panel bathroom with Triton electric shower and shower screen, low flush WC, pedestal wash hand basin, fully tiled walls, ceramic tiled floor and extractor fan.

LANDING: Access to roof space









Outside

Paved rear patio area

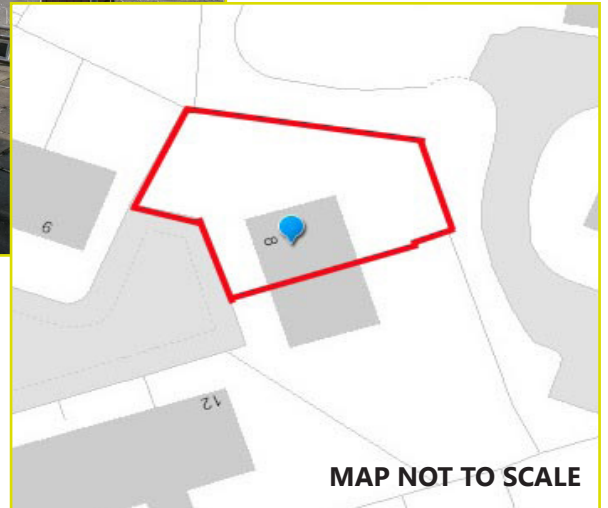
Side garden laid in lawn

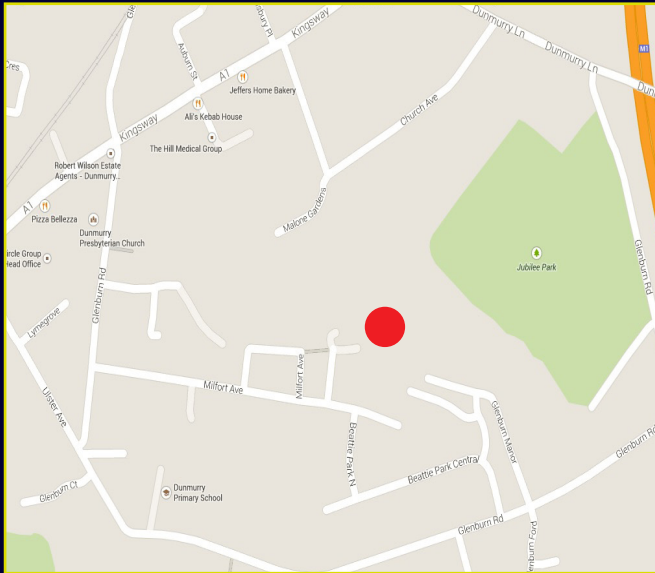
Paved front garden area

Driveway parking

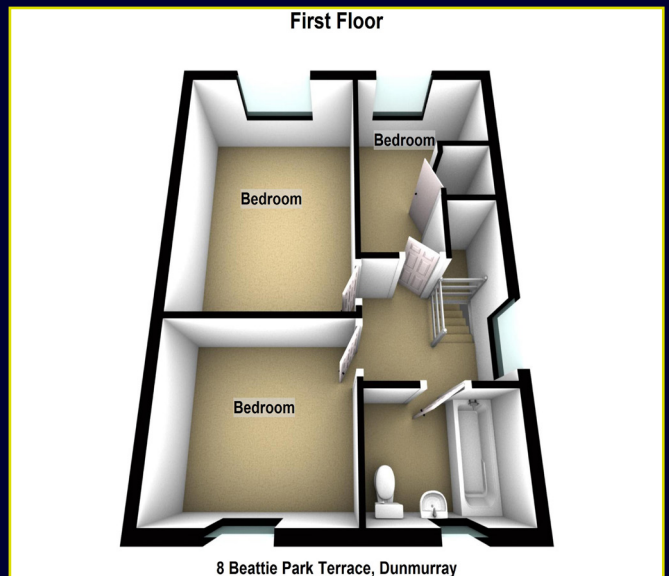
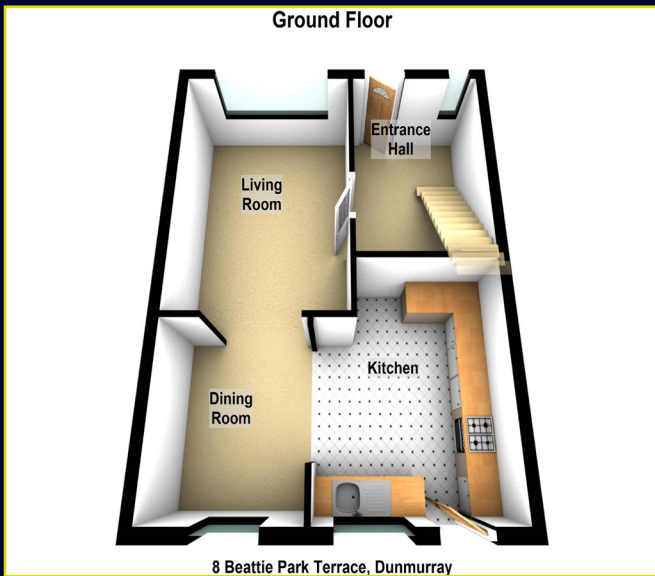
Oil tank

Brick shed & Boiler House





	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		
	44	69



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