

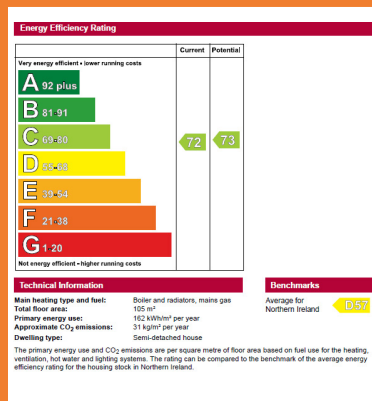


**15 Brooke Hall Avenue  
Belfast  
BT8 6WE**

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**£220,000**



This superb semi-detached property occupies a prime position within a most desirable development off the Saintfield Road. The location is second to none, being only a few minutes away from a vast array of amenities including Forestside Shopping Centre, Tesco Newtownbreda, leading primary and grammar schools and public transport networks (Cairnshill Park and Ride facility is just opposite on the Saintfield Road). Internally the property boasts spacious accommodation throughout and benefits from large rear garden in lawn and garden to the front. Situated within a well-regarded residential location offering ease of access to the main arterial routes linking Belfast City Centre and the surrounding towns, the property is well suited to the young professional couple or growing family alike. We believe the property is sure to impress and therefore early viewing is highly recommended.

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# Features

- Semi-detached property located within the highly sought-after development of Brooke Hall, just off the Saintfield Road.
- Spacious lounge with gas fire, double doors leading to kitchen/dining area. Cabled for digital surround sound and central music system.
- Modern fitted kitchen area with Formica worktops and an array of built-in appliances.
- Three well-proportioned bedrooms (Master bedroom with ensuite shower room).
- Modern family bathroom in white suite with separate shower enclosure.
- Utility room with fitted units and plumbed for white goods.
- Ground floor W/C in white suite.
- Gas fired central heating and uPVC double glazing throughout.
- Large rear garden laid in lawn.
- Side driveway with parking and front garden laid in lawn.
- Convenient residential location with a vast array of amenities close at hand and providing ease of access to the motorway network via the Hillhall Road.
- Situated within a highly sought-after catchment area for a number of leading schools.



# Comprises

## ENTRANCE HALL:

Laminate wood flooring.

## CLOAKROOM:

Low flush W/C. Pedestal wash hand basin. Partially tiled walls. Ceramic tiled floor.

## LIVING ROOM:

4.69m x 3.81m (15'5" x 12'6")  
Cornice ceiling, pearl fireplace and hearth with gas fire. Laminate wood flooring, glazed double doors leading to...

## KITCHEN/DINING AREA:

5.05m x 4.05m (16'7" x 13'3")  
Excellent range of high and low-level units. Formica worktops, single drainer 1.5 bowl stainless steel sink unit, integrated dishwasher. Neff built-in double oven and grill, integrated fridge-freezer, four ring gas hob, stainless steel extractor fan, low voltage spotlights, uPVC double glazed patio doors to garden.

## UTILITY ROOM:

2.67m x 1.80m (8'9" x 5'11")  
Range of units. Formica worktops. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Enclosed gas boiler. Ceramic tiled floor. Access to rear garden.

## LANDING:

Enclosed shelved storage. Access to roof space.

## MASTER BEDROOM:

3.78m x 3.30m (12'5" x 10'10")  
Two slim-line integrated wardrobes.

## ENSUITE SHOWER ROOM:

Low flush W/C. Pedestal wash hand basin. Electric shower cubicle in enclosure. Partially tiled walls. Vinyl floor. Concealed spotlights. Extractor fan.

## BEDROOM (2):

3.33m x 3.28m (10'11" x 10'9")



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## BEDROOM (3):

3.05m x 2.81m (10'0" x 9'3")

## FAMILY BATHROOM:

2.55m x 2.18m (8'4" x 7'2")  
Panelled bath. Low flush W/C. Pedestal wash hand basin. Corner tiled shower cubicle, vinyl flooring. Concealed spot lighting. Extractor fan.

## OUTSIDE:

Large rear garden laid in lawns. Boundary fencing. Driveway parking, Small garden to front. Outside tap.

## LOCATION:

Coming out of Belfast on the Saintfield Road turn left into Primrose Hill, then left into Brooke Hall Avenue. Number 15 is on the left-hand side.

