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RESIDENTIAL

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9 St Annes Close, Blacks Road
Belfast, BT10 0PR

Offers Over £207,500

KEY FEATURES

- Well Presented Mid Townhouse Perfectly Positioned Within A Popular And Established Development
- Quiet Cul-De-Sac Location Off The Blacks Road
- Ease Of Access To Main Arterial Routes And Public Transport Services
- Many Leading Primary, Secondary And Grammar Schools Close At Hand
- Living Room With Gas Fire And Balcony
- Modern Kitchen With Excellent Dining Area And Balcony Access
- Views Towards Belfast Hills
- Four Generous Bedrooms
- Master With Ensuite Shower Room
- Second Reception / Fourth Bedroom Option
- Utility Room
- Enclosed Rear Garden In Lawn With Patio
- Driveway Parking To Front
- Integral Garage & Excellent Storage Throughout
- Gas Heating & Double Glazing



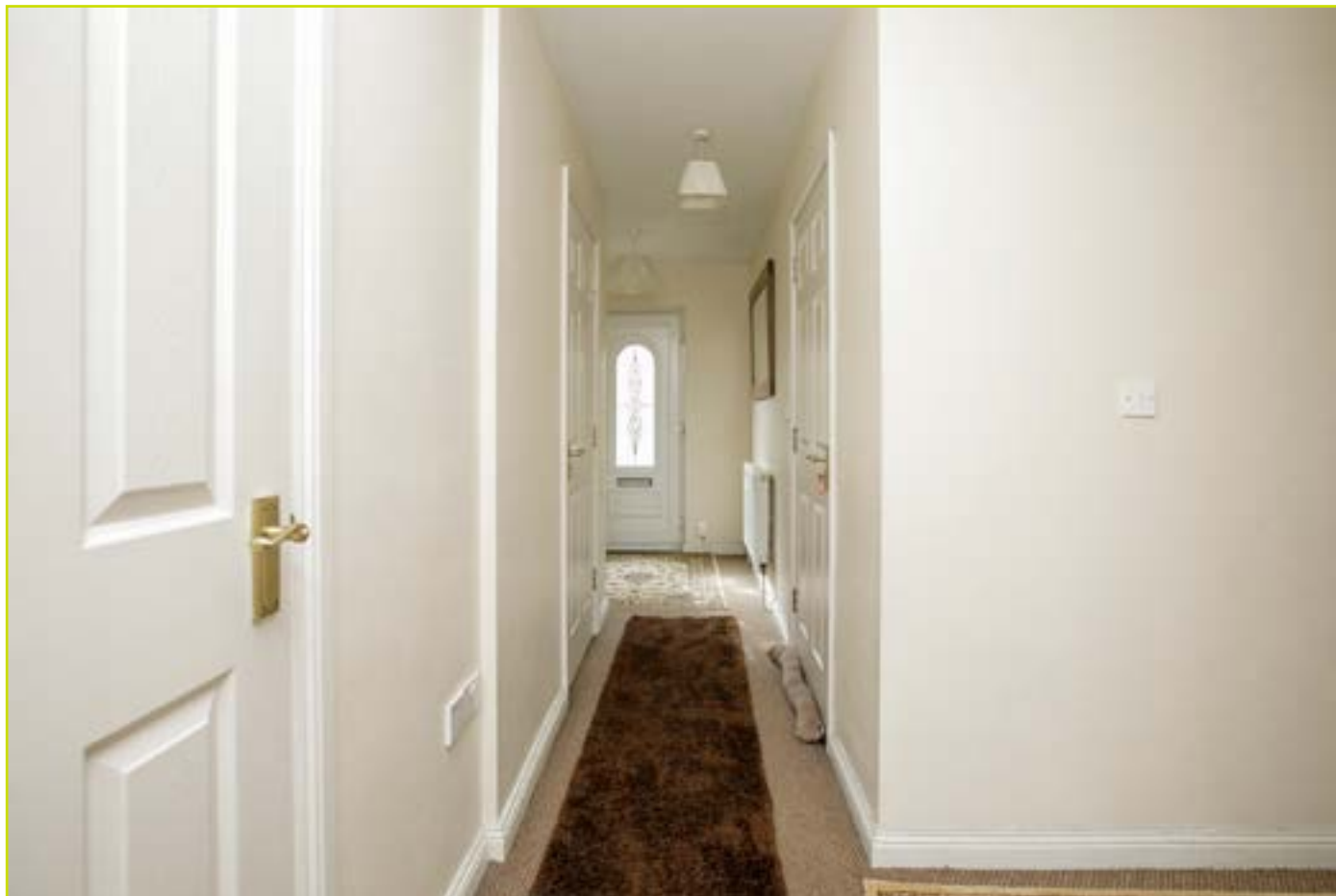
SUMMARY

Well presented townhouse located in a popular development off the Blacks Road. Positioned within a quiet cul-de-sac, the property occupies an excellent site within the development and benefits from many local amenities and leading schools being close at hand. Main arterial routes linking Belfast and Lisburn such as the M1 Motorway are easily accessible.

With adaptable and spacious accommodation over three storeys, this townhouse boasts all the attributes of modern living. Internally the property comprises of a utility room, w.c cloakroom, integral garage and fourth bedroom / second reception on the ground floor. The first floor features a living room with gas fire and balcony access, and a kitchen with excellent dining area and balcony with an aspect towards the Belfast hills. A further three bedrooms (master with ensuite shower room) and a family bathroom in a contemporary white suite are located on the second floor.

The property further benefits from a brick paviour driveway, leading to an integral garage, a private rear garden laid in lawn with patio, gas fired central heating and double glazing.

Early viewing, strictly by appointment, is recommended to appreciate this superb home..



ACCOMMODATION:

Ground Floor

ENTRANCE HALL: Pvc front door

INTEGRAL GARAGE: 20' 1" x 10' 1" (6.12m x 3.07m)
Light & power

W.C: Wash hand basin with chrome taps, tiled splash back, low flush w.c

STORAGE

UTILITY ROOM: 10' 8" x 6' 1" (3.25m x 1.85m)
Plumbed for washing machine, space for tumble dryer, formica work surface, stainless steel sink unit, tiled splash back, pvc back door

BEDROOM 4 / SECOND RECEPTION: 13' 7" x 6' 0" (4.14m x 1.83m)

First Floor

LANDING:

W.C: Low flush w.c, pedestal wash hand basin with chrome taps and tiled splash back

CLOAKROOM

LIVING ROOM: 17' 0" x 12' 6" (5.18m x 3.81m)
Feature gas fire, doors to balcony with sitting area

KITCHEN WITH DINING AREA : 17' 4" x 11' 3" (5.28m x 3.43m) Range of high and low level units, formica work surfaces, chrome handles, four ring gas hob, oven, extractor fan, stainless steel sink unit, integrated fridge freezer, space for dish washer, partly tiled walls, sliding door to balcony with views towards Belfast hills

Second Floor

LANDING: Roof space access

BATHROOM: Pedestal wash hand basin with chrome taps, vanity shelf, low flush w.c, panel bath, partly tiled walls

MASTER BEDROOM: 12' 8" x 10' 6" (3.86m x 3.2m)

ENSUITE SHOWER ROOM: Fully tiled shower cubicle, pedestal wash hand basin with chrome taps and tiled splash back, low flush w.c, partly tiled walls

BEDROOM (2): 12' 8" x 8' 8" (3.86m x 2.64m)

BEDROOM (3): 12' 8" x 7' 5" (3.86m x 2.26m)

Outside

Brick paviour driveway leading to the integral garage. Front garden laid in lawn. Enclosed rear garden laid in lawn with patio. Outside power socket and outside light.

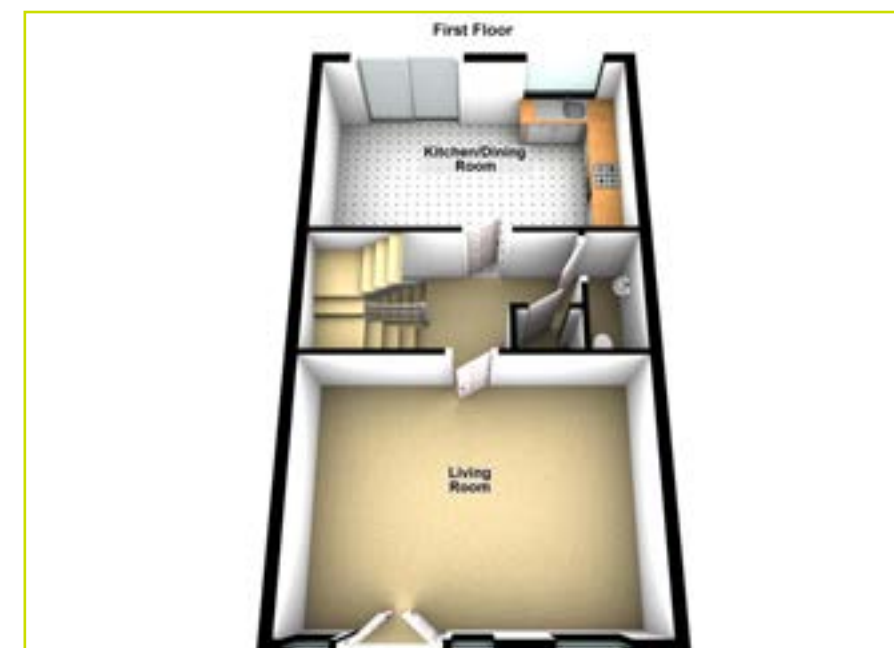




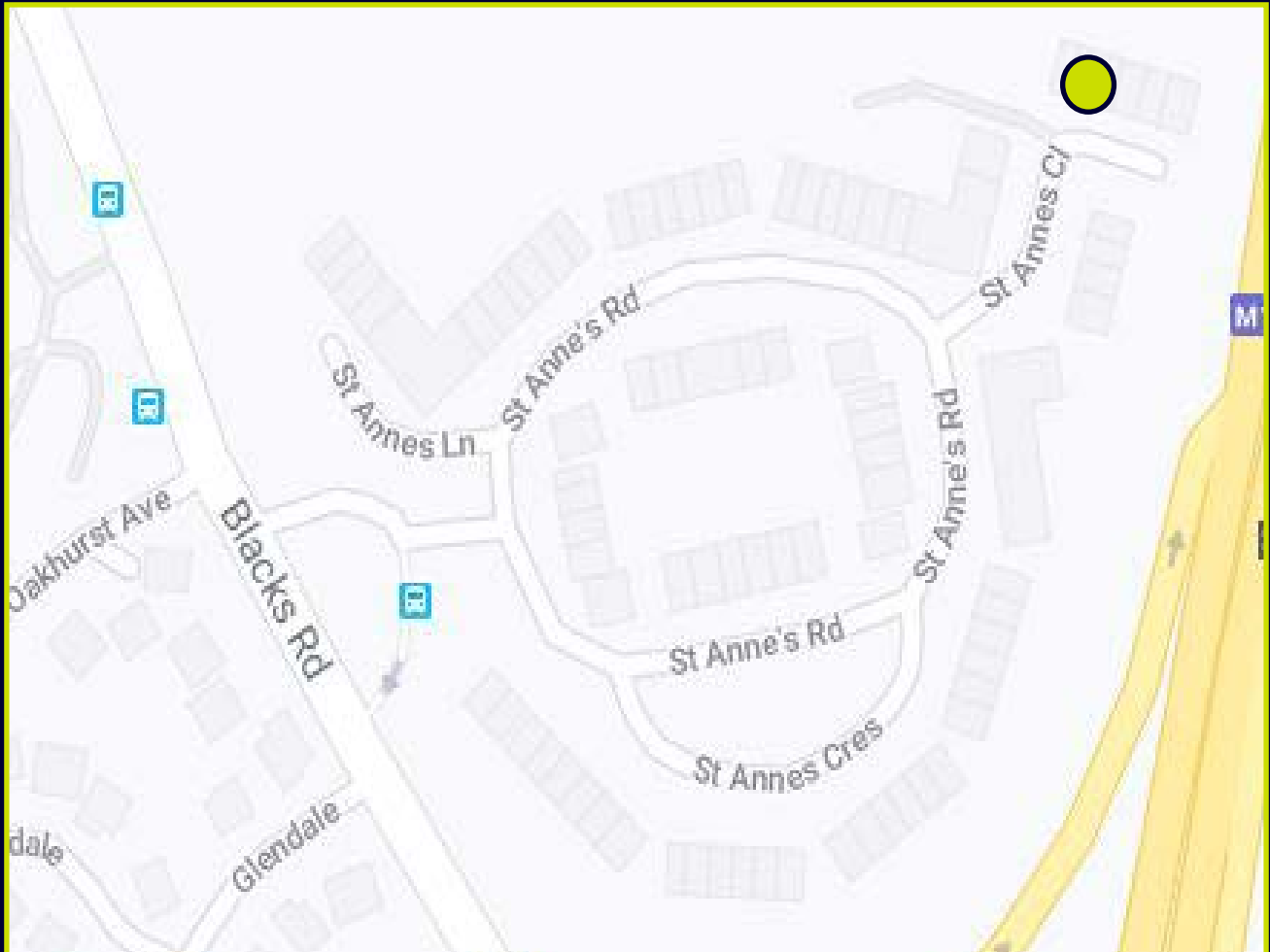




FLOOR PLANS (NOT TO SCALE)



LOCATION MAP



DIRECTIONS : Travelling down the Blacks Road from the Old Golf Course Road junction, St Annes is the first development on the right hand side.



EPC



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