



23 Brerton Crescent | Belfast | BT8 6QD

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23 Brerton Crescent

- * Delightful detached bungalow on a generous corner site in a sought after and quiet location
- * Beautifully presented throughout and ready to move into
- * Lovely dual aspect living room
- * Spacious kitchen open plan to dining room
- * Three well-proportioned bedrooms, master benefiting from en-suite shower room
- * Contemporary bathroom with feature freestanding bath
- * Beautiful front and side garden laid in lawn with mature shrubs and trees
- * Fully enclosed rear garden laid in lawn with feature decorative pebbled patio area
- * Detached garage and driveway with parking for two cars
- * Oil fired central heating and double glazed throughout
- * Conveniently located close to schools, commuter routes and shopping opportunities

Offers Around: £260,000



Bungalow Bliss!

This delightful bungalow is perfectly presented and is located in a much sought after location. The fabulous corner site boasts beautiful gardens to the front, side and rear and provides plenty of space both inside and out to suit a range of buyers who are looking to simply unpack their belongings and immediately start to enjoy the lifestyle this fantastic property offers.

Internally, the property comprises of a welcoming entrance hall with parquet wooden flooring, a dual aspect living room, a large kitchen with dining space, the ideal space for entertaining friends and family, and three well-proportioned bedrooms, the master benefiting from an en-suite shower room. The accommodation is completed by a family bathroom with a feature freestanding bath.

Externally to the front and side of the property is a beautiful garden laid in lawn, boasting a host of mature plants, shrubs and trees. There is a driveway providing parking for two cars leading to a detached garage. To the rear is a fully enclosed garden laid in lawn with a feature patio area laid in decorative pebbles, ideal for entertaining when the sun shines. With the choice of gardens, there is plenty of space for children to play whilst the adults simply relax and enjoy the beautiful surroundings.

Brerton Crescent is a very popular and sought after location and benefits from being tucked away quietly whilst also being very convenient a host of local amenities. Various schools and leisure activities are close by and there is easy access to transport links for commuting, making this a fabulous opportunity for the lucky purchaser!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	49 E	
21-38	F		
1-20	G		



THIS PROPERTY COMPRISES

UPVC front door to...

ENTRANCE HALL: Parquet wood block flooring, cloaks cupboard, shelved hotpress.

MASTER BEDROOM: 12'5 x 11'5 (3.80m x 3.49m)

EN-SUITE SHOWER ROOM: Three piece white suite comprising low flush WC, vanity unit with wash hand basin and fully tiled shower cubicle with electric Aquastream shower unit. Tiled floor. Recessed lighting, extractor fan.

BEDROOM (2): 10'10 x 9'10 (3.33m x 3.02m)

BEDROOM (3): 11'0 x 7'0 (3.34m x 2.14m) Feature porthole double glazed stained glass window.

LIVING ROOM: 16'0 x 12'0 (5.13m x 3.66m) Feature fireplace with tiled hearth and open fire. Dual aspect.

KITCHEN/DINING ROOM: 18'5 x 12'5 (5.60m x 3.78m) Range of high and low level wood units with marble effect work surfaces, 1 ½ bowl stainless steel 'Franke' sink unit, 4 ring ceramic hob, concealed extractor hood, built-in double oven, integrated dishwasher, integrated fridge/freezer, integrated microwave. Built-in wine rack. Dining space. Tiled floor. Recessed lighting.

BATHROOM: Three piece white suite comprising feature freestanding bath, vanity unit with wash hand basin and low flush WC. Stainless steel heated towel rail. Recessed lighting. Tiled floor.

OUTSIDE

Driveway with parking for two cars.

DETACHED GARAGE: 23'5 x 10'1 (7.14m x 3.07m) Up and over door, power and light. Plumbed for washing machine.

Front and side garden laid in lawn with flowerbeds and mature hedges.

Fully enclosed rear garden laid in lawn with feature patio area laid in decorative pebbles. Outside light, tap.



2 Innotec Drive, Bangor, County Down, BT19 7PD

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