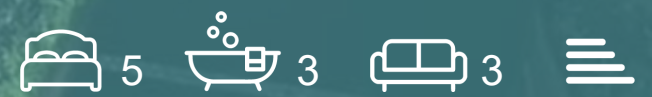


GERARD MCCLINTON
ESTATE AGENT



12 Rosetta Road East, Belfast, BT6 0LP
Offers in the region of £595,000





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12 Rosetta Road East

Belfast, BT6 0LP

- Substantial Detached Residence
- 5 Bedrooms - Master with En Suite
- 3 Reception Rooms (inc family room)
- Separate Utility Room
- Gated Driveway To Double Garage
- Prime Rosetta Location
- Extended & Upgraded
- Large Open Plan Kitchen With Family Sitting Room
- Many Beautiful Period Features Retained
- Gardens Front & Rear

Gerard McClinton Estate Agent is pleased to offer for sale this absolutely stunning detached Victorian Residence located in Rosetta, Belfast. Perched on an impressive and generous elevated site on desirable Rosetta Road East, this striking home has been extended, upgraded and lovingly maintained by the current owners since their purchase of it in 2005.

The property now offers Five bedrooms, an en suite shower room to the master, a beautiful open plan kitchen family sitting room with a separate utility room, two further reception rooms, a modern bathroom suite and a ground floor cloak room with wc just off the impressive and grand entrance hall.

Some of the improvements noted are: rewired, alarmed, re-plumbed with a zoned heating system, a new roof and rebuilt chimney stacks, extension to the rear, an en suite created in the master bedroom, a new ground floor cloak room created and double glazing. The owners have paid special attention to retaining many of the beautiful original features in the property whilst creating a modern home perfect for today's family life.

Outside is a gated driveway, leading to a large double garage, front garden to lawn, raised deck area to the side and a further lawn to the rear.

This property is a must see for families looking for space, modern living, and character, while being located close to many desirable local schools, shopping and leisure facilities.



Entrance Porch	7'6" x 7'2" (2.3 x 2.2)
Reception Hall	10'5" x 10'5" (3.2 x 3.2)
Cloak Room / WC	4'5" x 3'3" (1.35 x 1.01)
Sitting Room	14'1" x 10'9" (4.3 x 3.3)
Living Room	17'0" x 14'5" (5.2 x 4.4)
Open Plan Kitchen / Dining / Family Room	24'3" x 19'8" (7.4 x 6.0)
Utility Room	10'5" x 5'2" (3.2 x 1.58)
First Floor Landing	
Bathroom	9'8" x 8'2" (2.96 x 2.51)
Bedroom	14'1" x 13'9" (4.3 x 4.2)
En Suite Shower Room	8'6" x 2'11" (2.6 x 0.9)
Bedroom	14'5" x 10'9" (4.4 x 3.3)





Bedroom	14'1" x 10'5" (4.3 x 3.2)
Bedroom	12'11" x 11'0" (3.94 x 3.36)
Bedroom	8'2" x 6'5" (2.5 x 1.97)
Outside	
Double Garage	16'4" x 16'4" (5 x 5)

Directions





Floor Plans



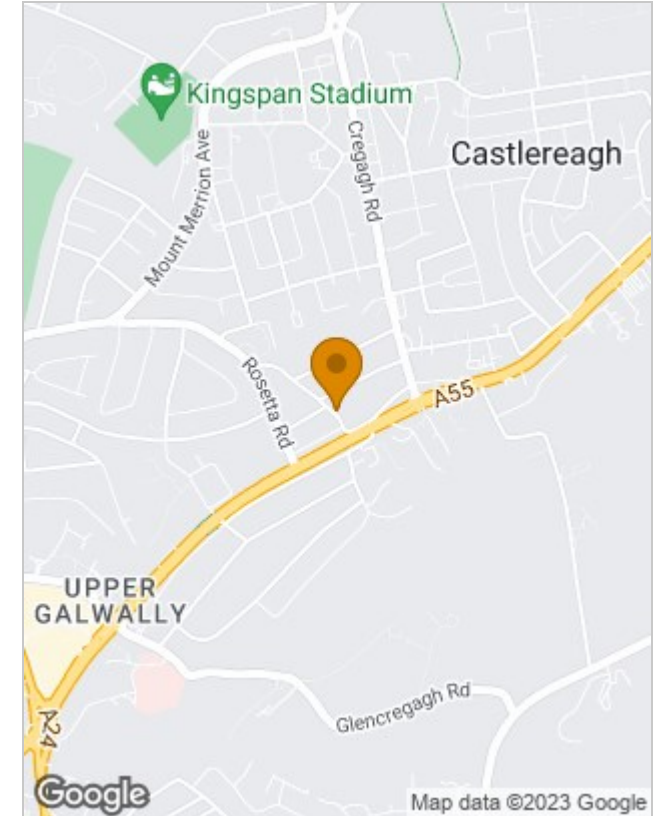
Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	