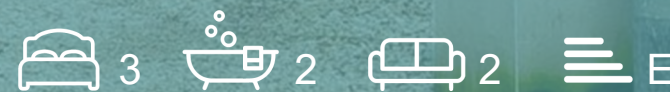


GERARD MCCLINTON
ESTATE AGENT



22 Rosetta Road, Belfast, BT6 0LT

Offers in the region of £249,950





22 Rosetta Road

Belfast, BT6 0LT

- Spacious Semi in Popular Family Friendly Rosetta
- New Roof, New Kitchen, New Bathroom
- 2 Separate Reception Rooms
- Ground Floor Shower Room
- Off Street Parking & Garage
- Sought After School Catchment Area
- 3 Generous Bedrooms
- Contemporary First Floor Bathroom Suite with Both Bath & Separate Shower
- Upvc Double Glazing & OFCH
- Approx 68ft Rear Garden

Located in the desirable Rosetta area of Belfast, this superb semi detached home is well proportioned with 3 generous bedrooms, 2 superb separate reception rooms and 2 bathrooms offer ample space for the growing family. Outside to the rear is a large 68 ft garden with two paved seating areas, ideal for entertaining and a sand pit for the children.

Rosetta continues to be very popular with families due to the close proximity to a range of highly desirable schools. Forestside Shopping Centre is minutes away along with the Cregagh Road and Ormeau Road with its thriving Cafe scene. Belfast City Centre is approx 2 miles away and an easy drive or bus journey.

Bought in 2014 the property has undergone extensive refurbishment and redecoration, some of the works noted are as follows: New roof, new water mains, new 4 piece bathroom suite, new fitted kitchen, new internal doors, new front and rear external doors, redecorated and new flooring throughout. The frontage now benefits from multi vehicle off street parking leading to a detached garage

This is a wonderful home in a very desirable location so book your viewing now! 02890992884



Entrance Porch	6'9" x 3'8" (2.06 x 1.14)
Entrance Hall	
Shower Room	9'3" x 6'2" (2.83 x 1.9)
Living Room	18'8" x 10'5" (5.7 x 3.18)
Dining Room	10'5" x 10'5" (3.2 x 3.2)
Kitchen	10'9" x 8'10" (3.3 x 2.7)
Landing	
Bedroom 1	14'3" x 10'5" (4.36 x 3.2)
Bedroom 2	10'5" x 10'5" (3.2 x 3.18)
Bedroom 3	10'8" x 9'4" (3.27 x 2.86)
Outside	68'10" long (21m long)
Detached Garage	16'4" x 8'10" (5 x 2.7)





Directions





