



HMK Property  
8 Grand Parade  
Belfast  
Tel: 02890397712  
Web: [www.hmkorobertv.com](http://www.hmkorobertv.com)



**13 Houston Park, Belfast, BT5 6AT**  
**£1,400 Per month**

No.13 Houston Park is situated within easy reach of primary and post primary schools, public transport links, Belfast City centre and excellent local shops, there is also easy access to main arterial routes and benefits from direct access to Bloomfield Playing Fields. The layout comprises an entrance hall with under stair storage, open plan living dining room which opens to a large South Facing Patio and Lawn. The ultra High Spec Kitchen benefits from clever storage solutions, integrated double oven, 5 ring gas hob. The Ground Floor also benefits from downstairs cloakroom under the stairs. On the first floor, there are Three well-proportioned bedrooms, one currently used as a study/walk-in Wardrobe, a family bathroom with enclosed shower room and storage cupboard. Outside, there is off street parking to the front, and a south facing enclosed garden with patio and garden in lawn, a large detached garage and separate enclosed bin storage area. Contact HMK Property today on 02890397712 to arrange a visit of the stunning family home.

## GROUND FLOOR

Leading to..

### ENTRANCE HALL



A light, airy entrance hall with solid wood floor, a solid PVC Front door with Ring Doorbell, and large cloakroom/storage cupboard under stairs.

### LIVING/DINING ROOM



A spectacular living dining area with dual aspect windows, a fully functional wood burning stove, durable laminate flooring, with beautiful patio doors with direct access to large enclosed garden and patio area

### KITCHEN



A bright modern kitchen area, with ample high gloss kitchen units, a large free standing American Style Fridge Freezer, excellent storage, 5 Ring gas hob, stainless steel extractor fan, integrated double oven, stainless steel double sink. Dual aspect double glazed windows looking out to a sunny South Facing garden with direct access via PVC double door.

## FIRST FLOOR

Luxurious carpet leading to..

### MASTER BEDROOM



A large, bright master with an impressive bay window with views over Bloomfield Playing Park.

## SECOND BEDROOM



A bright, airy room with laminate flooring, a large picture window overlooking the rear garden.

## BEDROOM THREE



A single bedroom previously used as a walk in wardrobe/study, a large pvc window overlooking Bloomfield Playing Fields.



## FAMILY BATHROOM



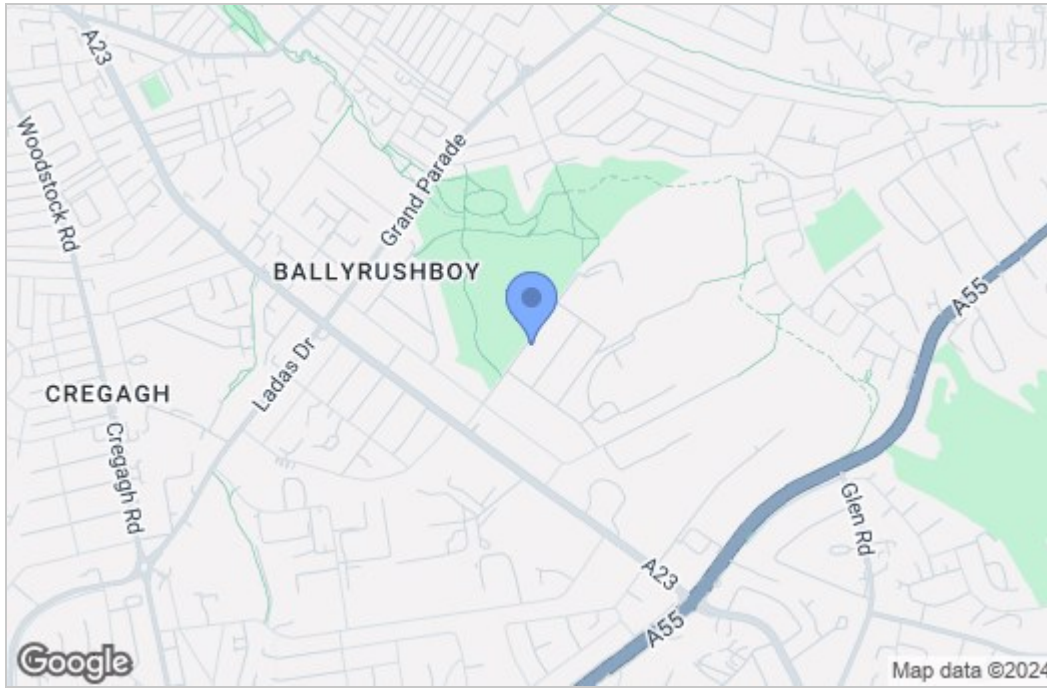
A beautifully presented family bathroom with bath, enclosed shower, pedestal sink and low flush w/c and large storage cupboard

## OUTSIDE

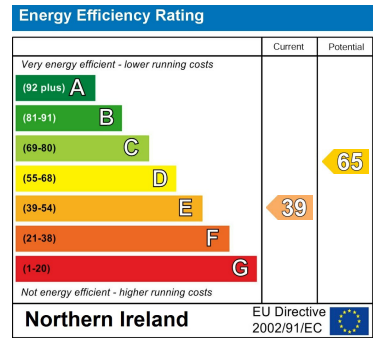


At the front of the property there is a paved patio area, directly opposite Bloomfield Playing Park, the property also benefits with a private driveway for at least 2 cars along with ample on street parking. At the rear of the property there is a spectacular South Facing garden with large covered patio area, and enclosed bin storage area. The property has a large detached garage, currently housing a Samsung washing machine and dryer- all controlled via Smart Technology

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

8 Grand Parade, Belfast, BT5 5HH  
 Tel: 02890397712  
 Email: info@hmkproperty.com  
 www.hmkproperty.com

