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**22 Grasmere Gardens**

Antrim Road  
BT15 5EG

**Offers Over £275,000**

## 22 GRASMERE GARDENS, ANTRIM ROAD, BT15 5EG

- Attractive Detached Family Home Constructed in the 1920s
- Spacious Lounge with Feature Fireplace
- Separate Sitting Room and Study
- Fitted Kitchen Open Plan to Dining & Family Areas
- 2 Good Sized Bedrooms
- Shower Room with White Suite
- Priced to Allow for Modernisation & Renovation
- Detached Garage with Workshop / Driveway Parking
- Superb Corner Site with Gardens in Lawns and Sheltered Sitting Areas
- Convenient to Amenities Including Shops, Public Transport and Leading Schools

This attractive detached property was designed and constructed in the 1920s and is a wonderful family home in a prime location just off Antrim Road.

The property is priced to allow for renovation and modernisation and offers good sized family accommodation which has retained many fine original features and particularly benefits from the superb lounge with attractive fireplace which connects to the dining area. In addition, on the ground floor there is an impressive reception hall, sitting room, study, kitchen with dining and family areas and a shower room.

On the upper floor there are two generous bedrooms. The property also benefits from oil central heating.

The internal accommodation is complemented by the delightful corner site with gardens in lawns and sheltered sitting areas along with a detached garage with workshop/studio over.

The property is set in a quiet location, yet remains convenient to many amenities, including transport services, public parks and leading schools. This fine home can only be fully appreciated on internal inspection.







## PROPERTY COMPRISES

Arched front door with leaded glass inset and side windows to reception hall.

**LOUNGE 24' 7" x 13' 0" (7.49m x 3.96m)** Feature beams to ceilings, fireplace with arched surround and tiled hearth, picture rail.

**SITTING ROOM 12' 0" x 8' 2" (3.66m x 2.49m)** Feature beams to ceiling, picture rail.

## REAR HALL

**STUDY 8' 0" x 7' 6" (2.44m x 2.29m)**

**KITCHEN WITH DINING AREA OPEN PLAN TO FAMILY AREA 22' 9" x 11' 10" (6.93m x 3.61m)** Range of high and low level units, work surfaces, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, Irisdonn 5 ring gas hob (mains connected), electric oven under, tiled floor, part tiled wall, feature beams to ceiling.

**SHOWER ROOM** White suite comprising panelled shower cubicle, low flush WC, vanity unit with tiled surround, tiled floor, feature beams to ceiling, part tiled walls.

**FIRST FLOOR LANDING** Study area, hot press and access to roof space.





**BEDROOM 2** 13' 5" x 13' 3" (4.09m x 4.04m) With built in robe.

**BEDROOM 1** 13' 4" x 12' 0" (4.06m x 3.66m) Access to roof space storage and built in robes.

**OUTSIDE** Superb corner site with surrounding gardens in lawns with boundary wall and sheltered paved sitting areas.

**DETACHED GARAGE WITH WORKSHOP AND STUDIO ABOVE** 26' 2" x 9' 1" (7.98m x 2.77m)



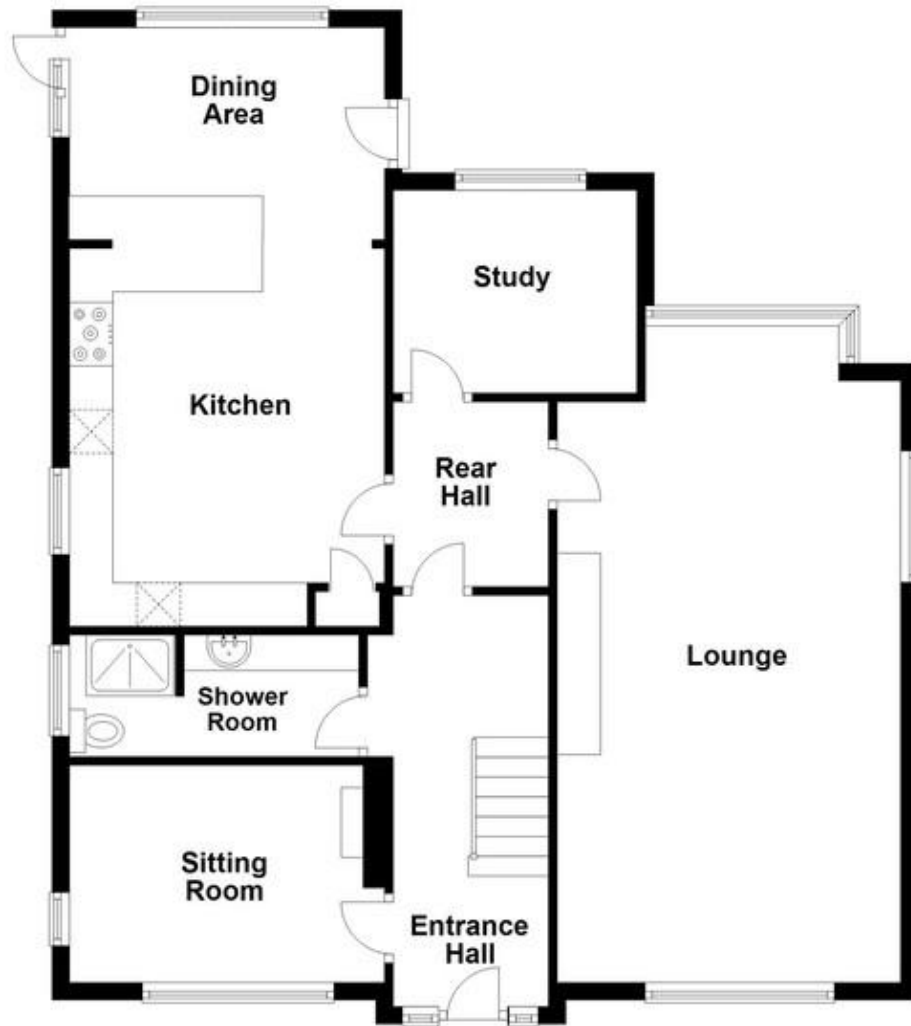




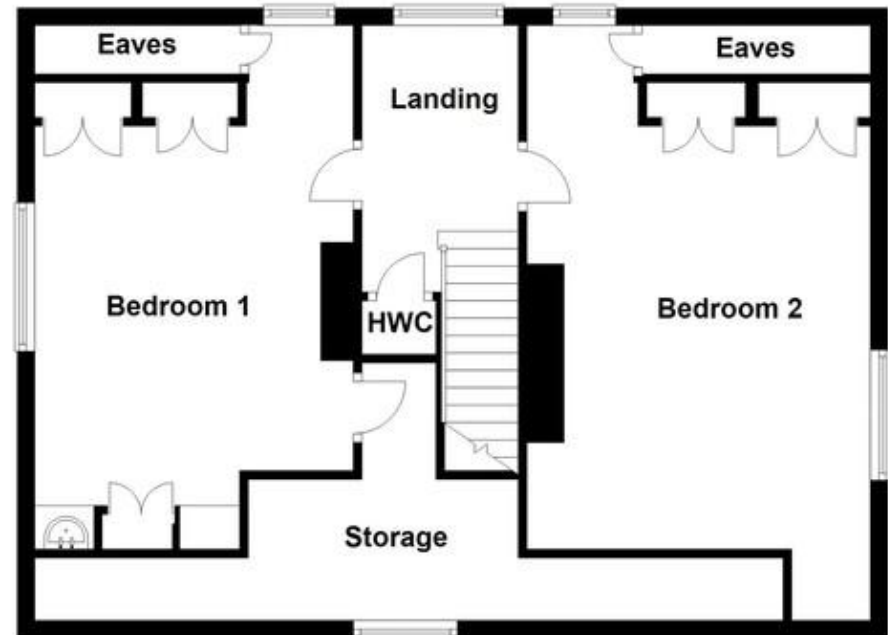




**Ground Floor**

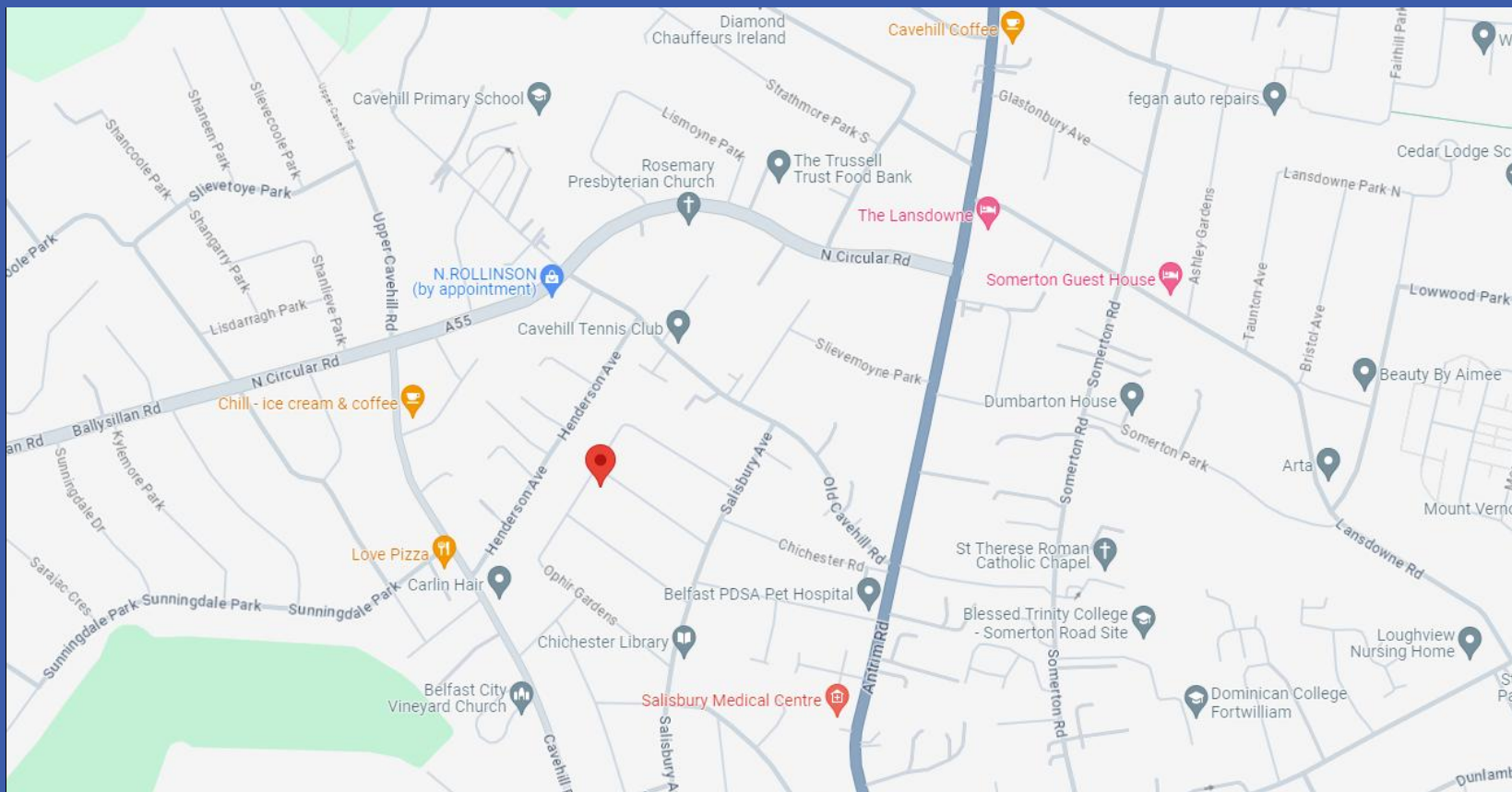


**First Floor**



Disclaimer: Plans are for illustrative Purpose only.  
Plan produced using PlanUp.

**22 Grasmere Gardens, Belfast**



**Directions:**

From Antrim Road turn on to Old Cavehill Road then left in to Salisbury Avenue and Grasmere Gardens is on the right hand side

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E		
21-38	F	30 F	
1-20	G		



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