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**14 Chippendale Gardens**

Finaghy Road South  
BT10 0DX

**Offers Over £249,950**



## 14 CHIPPENDALE GARDENS, BT10 0DX

- Detached Property in a Quiet Cul de Sac Location
- Spacious Lounge with Feature Fireplace
- Modern Fitted Kitchen
- Open Plan Dining Area
- 3 Bedrooms
- Shower Room with White Suite
- Gas Central Heating/Double Glazed Windows
- Attached Garage and Additional Parking
- Enclosed and Private Rear Garden with Sheltered Sitting Area
- Convenient to Amenities Including Shops, Public Transport and Leading Schools

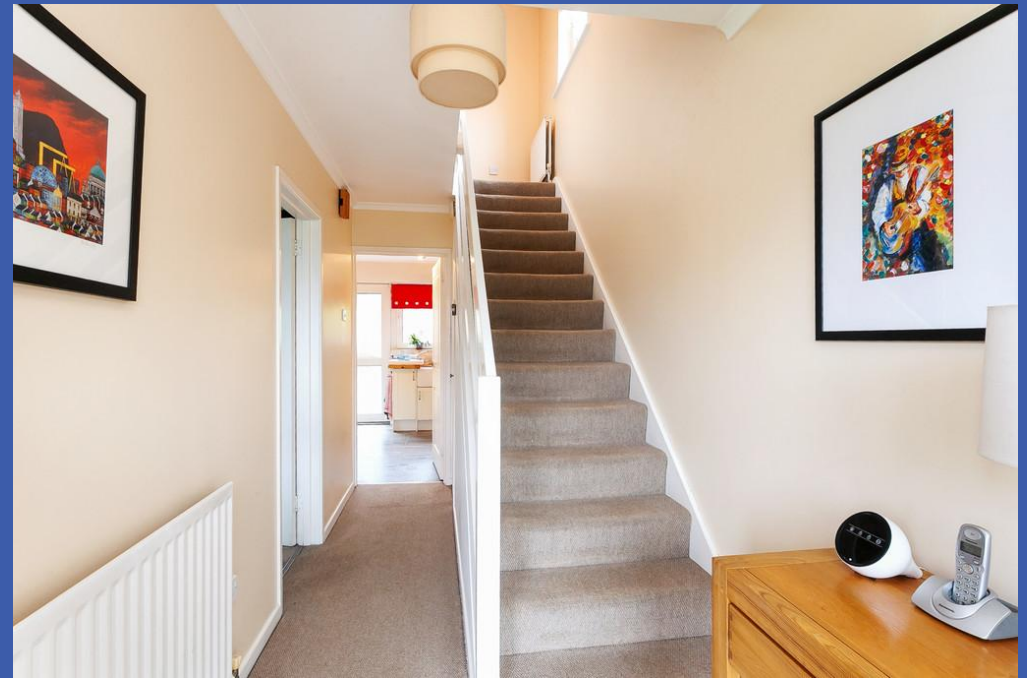
This attractive detached property is situated in a prime cul de sac location just off Finaghy Road South and Upper malone Road.

The property is extremely well presented and tastefully decorated by the current owner and offers spacious, well-proportioned accommodation which is finished to an extremely high specification throughout.

The internal accommodation benefits from the generous lounge with feature fireplace and modern kitchen which is open plan to dining/family area. On the first floor there are three bedrooms and a shower room with white suite.

The internal accommodation is perfectly complemented by the enclosed and private rear and side garden sitting areas along with the front gardens in lawns, attached garage and ample driveway parking.

This fine home is ideally located close to many local amenities including shops and public transport, viewing is highly recommended.









## PROPERTY COMPRISES

Mahogany effect uPVC double glazed front door with glazed side windows to reception hall.

**RECEPTION HALL** Under stairs storage.

**LOUNGE 13' 8" x 11' 4" (4.17m x 3.45m)** Feature floor to ceiling stone fire place with gas coal effect fire and display plinths and hearth.

**KITCHEN OPEN PLAN TO DINING AREA 17' 7" x 11' 3" (5.36m x 3.43m)** Range of high and low level units, wooden work surfaces, old Belfast style sink unit with mixer tap, AEG 4 ring gas hob with matching electric double oven under, Neff extractor fan over, integrated fridge/freezer, part tiled walls, under unit lighting, uPVC double glazed door to rear, island unit with matching wooden work surfaces and breakfast bar.

**FIRST FLOOR LANDING** Access to roof space.

**BEDROOM 11' 3" x 9' 1" (3.43m x 2.77m)** Range of built in robes and storage.

**BEDROOM 13' 7" x 9' 1" (4.14m x 2.77m)** Range of built in robes and storage.

**BEDROOM 9' 8" x 8' 1" (2.95m x 2.46m)** Built in storage.







**SHOWER ROOM** White suite comprising vanity unit with built in storage, WC, walk in shower cubicle with rainwater shower, fully tiled walls, chrome heated towel rail, low voltage spotlights, tile floor.

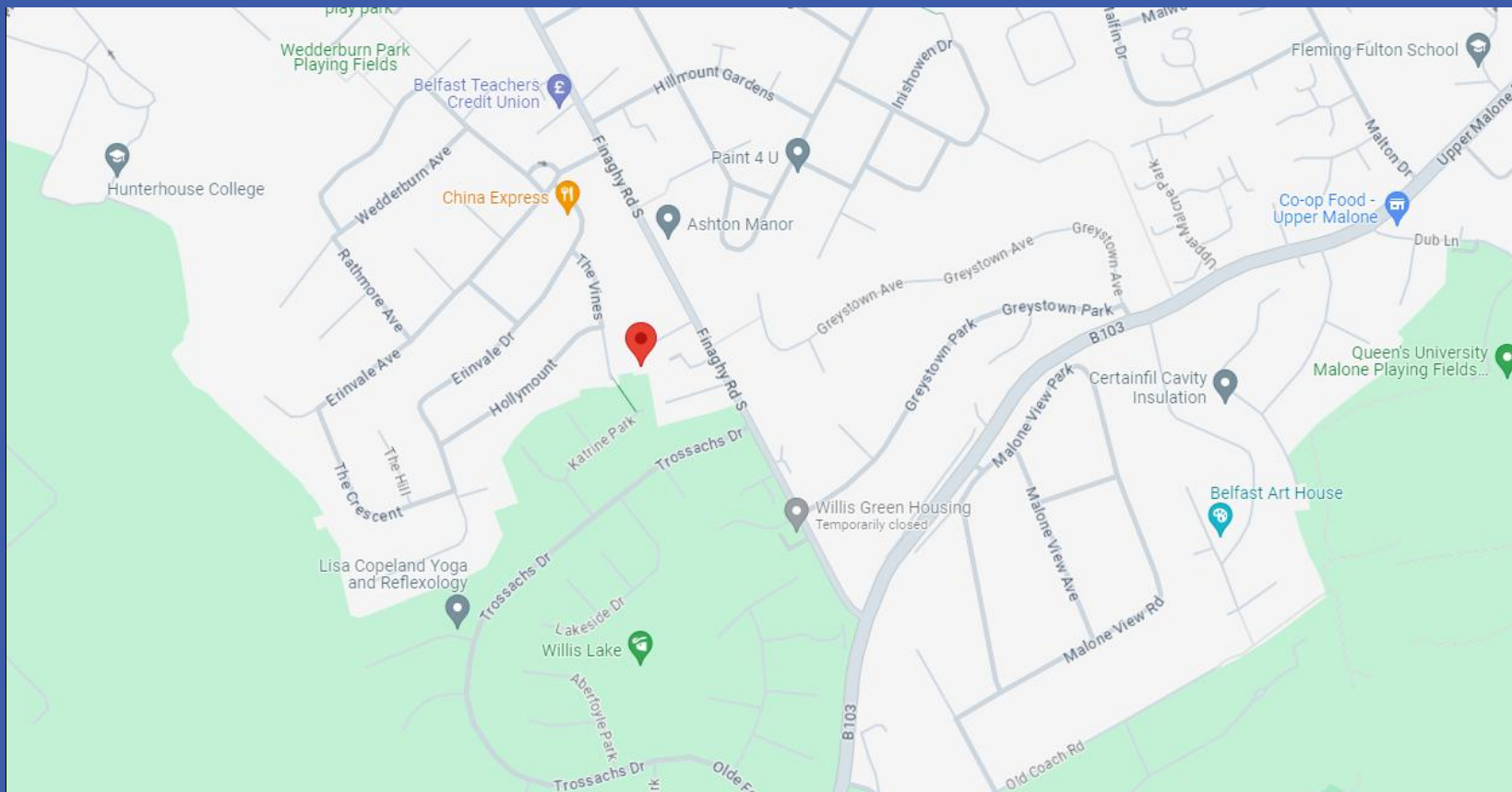
**OUTSIDE** End of cul de sac location, front garden in lawns with mature planting and flower beds. Driveway with parking for several cars leading to attached garage. Enclosed and private rear and side garden with banked well stocked flower beds and sheltered paved sitting areas.

**ATTACHED GARAGE 17' 0" x 10' 0" (5.18m x 3.05m)** Gas fired boiler, plumbed for washing machine, up and over door, power and light.









**Directions:**

Heading down Finaghy Road South from Upper Malone Road, Chippendale Gardens is on the left hand side

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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