



97 Benview Park , Belfast, BT14 8HU

Offers Around £115,000

Stunning Extended Semi Detached Villa Holding A Prime Position Within This Most Popular Location.

Holding a prime position within this most popular location, this impressive extended red brick semi detached home has benefited from a comprehensive programme of modernisation and re-modelling works in recent years creating the perfect stylish starter home. The extended interior comprises 3 bedrooms, master with dressing room, through lounge, extended contemporary kitchen incorporating built-in oven and hob, dining area and pvc double doors to rear and modern white bathroom suite. The dwelling further offers uPvc double glazed windows, recently installed gas fired central heating, recent wiring improvements, uPvc double glazed exterior doors, low outgoings and benefits from extensive use of wood laminate and ceramic floor coverings.

A private rear garden with delightful aspect is complemented by excellent amenities all within walking distance to make this stylish home not to be missed - Early Viewing is highly recommended.

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 76 | 76 |
| (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 | |

97 Benview Park

, Belfast, BT14 8HU



- Stunning Extended Semi Detached Villa
- Extended Contemporary Kitchen
- Upvc Double Glazed Windows
- 3 Bedrooms, Master With Dressing Room
- Modern White Bathroom Suite
- Gardens With Delightful Aspect
- Through Lounge
- Gas Central Heating
- Highest Presentation

Entrance Hall

Extended entrance porch, uPvc double glazed entrance door, external lighting, under stairs storage.

Lounge

15'9" x 10'11" (4.81 x 3.35)

Laminate wood floor, double panelled radiator, recessed lighting.

Extended Kitchen

14'7" x 12'4" (4.45 x 3.78)

Composite sink unit with drainer, range of high and low level units, woodblock worktops, 5 ring gas hob and raised built-in oven, stainless steel canopy extractor fan, fridge freezer space, plumbed for washing

machine, panelled radiator, ceramic tiled floor, feature radiator, upvc double glazed double doors.

Modern Bathroom

Fully tiled white suite comprising centre tap panelled bath, shower screen, thermostatically controlled drench style shower unit, telephone handset shower, pedestal wash hand basin, low flush wc, chrome radiator.

First Floor

Recessed lighting.

Bedroom

8'11" x 8'5" (2.74 x 2.57)

Panelled radiator,

Bedroom

9'7" x 6'11" (2.93 x 2.13)

Panelled radiator

Bedroom

9'9" x 9'7" widest (2.98 x 2.93 widest)

Double panelled radiator, open plan to

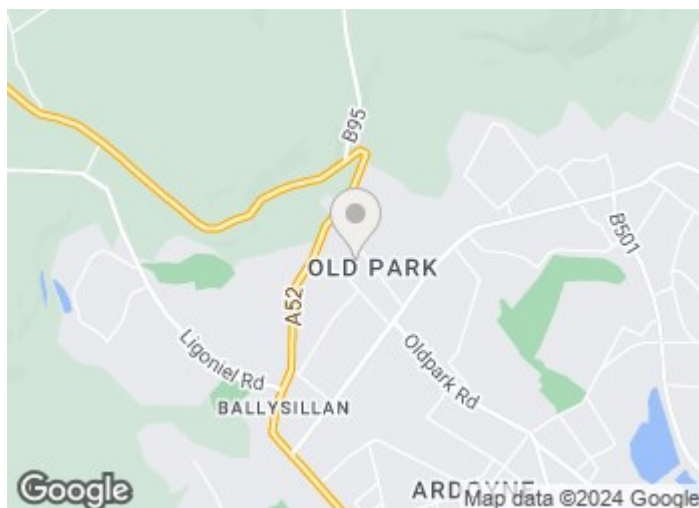
Dressing Area

8'9" x 6'11" (2.69 x 2.13)

Double panelled radiator.

Outside

Enclosed gardens to front in mature lawn. Rear in mature lawn, timber decking, horizontal panel fencing, outside tap, outside light.

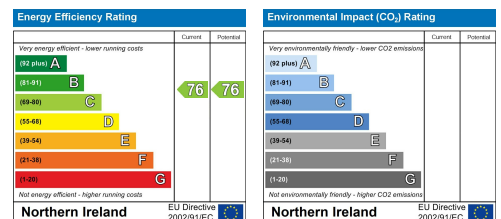


Directions



Floor Plan

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