ULSTER PROPERTY SALES
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NETWORK STRENGTH – LOCAL KNOWLEDGE

37 Hillsborough Drive, Cregagh Road, Belfast, BT6 9DS
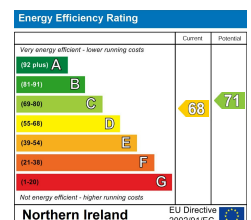
Asking Price £275,000

Welcome to this extended semi-detached house on Hillsborough Drive, Cregagh Road, Belfast! This property boasts a spacious layout with open plan lounge / dining, perfect for entertaining guests or relaxing with your family that leads to the extended kitchen / dining to the rear. With three double bedrooms, master with en-suite, there's plenty of space for everyone to have their own sanctuary within this lovely home.
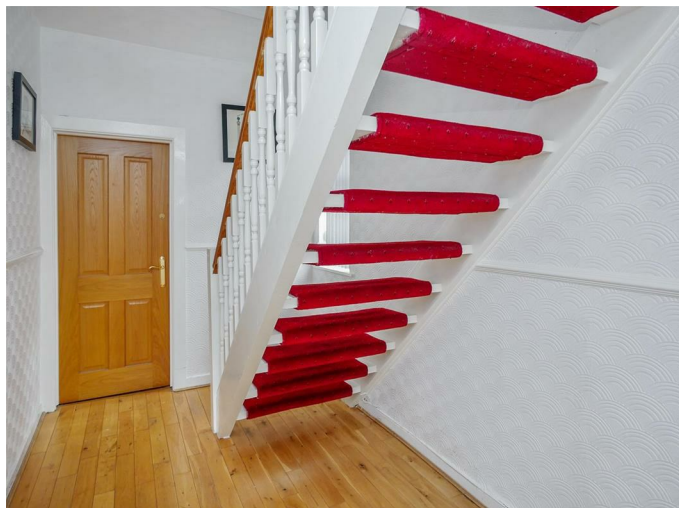
The 2 bathrooms ensure that there will be no more waiting in line during the morning rush, making hectic mornings a thing of the past. Additionally, the parking space for several vehicles is a convenient feature for those families with more than one car, not to mention the detached double garage.

Hillsborough Drive links the Cregagh and Castlereagh Roads, offering easy access to the City Centre, leading schools and all the convenience shops of both Roads. Whether you're looking for a family home or a first time purchase, this house has the potential to be the perfect setting for your new chapter.

- Semi Detached Home Positioned On Larger Than Average Plot
- Three Double Bedrooms, Master With En-Suite
- Extended Kitchen / Dining
- Gas Heating / Double Glazed
- Large Detached Garage (30'0 x 18'9)
- Double Storey Extension To Rear
- Lounge Open To Dining & Study
- Large White Bathroom Suite 1st Floor
- Driveway With Ample Parking For Several Cars
- Enclosed Decked Area & Rear Garden Laid in Lawns

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Northern Ireland

EU Directive
2002/91/EC

Entrance Hall

Glass panelled front door to entrance hall. Oak wooden flooring. Access to study/office.

Study / Office 8'6 x 6'6 (2.59m x 1.98m)

Although currently utilised as an office this would be an ideal downstairs toilet / utility area.

Lounge /Dining 26'1 x 10'8 (7.95m x 3.25m)

Into Bay. Marble fire-place with wooden surround housing coal effect fire. Oak flooring. Double glass panelled doors to Kitchen/dining

Kitchen/Dining/Living 22'3 x 17'6 (6.78m x 5.33m)

Full range of high and low level units, glazed display cabinets, Centre island with 5 ring gas hob and stainless steel overhead extractor fan, breakfast bar. Fully tiled walls. Tiled flooring.
Sliding doors providing access to enclosed decked patio area and garden laid in lawns.
Side access also leads to driveway and detached garage.
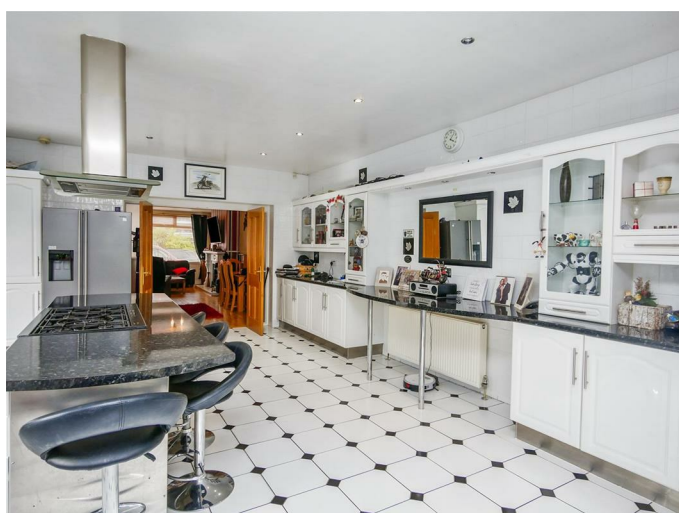
First Floor

Bedroom One 14'1 x 13'2 (4.29m x 4.01m)

Laminate flooring. Bi bedroom furniture.

En-suite
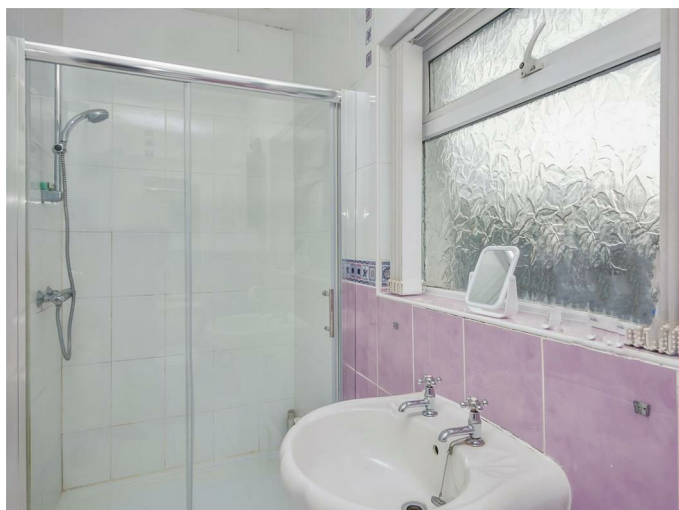
Walk in shower cubicle, pedestal wash hand basin, low flush w.c pedestal wash hand basin, low flush w.c

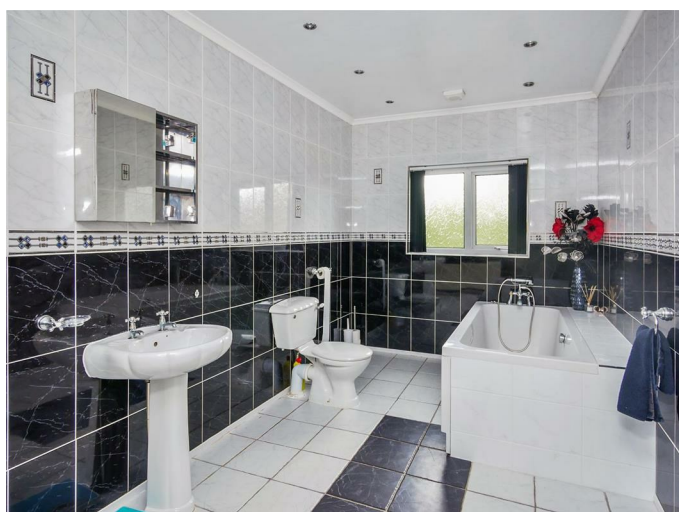## Bedroom Two 11'0 x 9'5 (3.35m x 2.87m)

Laminate flooring.

Bedroom Three 13'8 8'9 (4.17m 2.67m)

White Bathroom Suite 13'9 x 7'7 (4.19m x 2.31m)

Comprising panelled bath with mixer taps, pedestal wash hand basin, low flush w.c Fully tiled walls. Tiled flooring. Spot-lights.

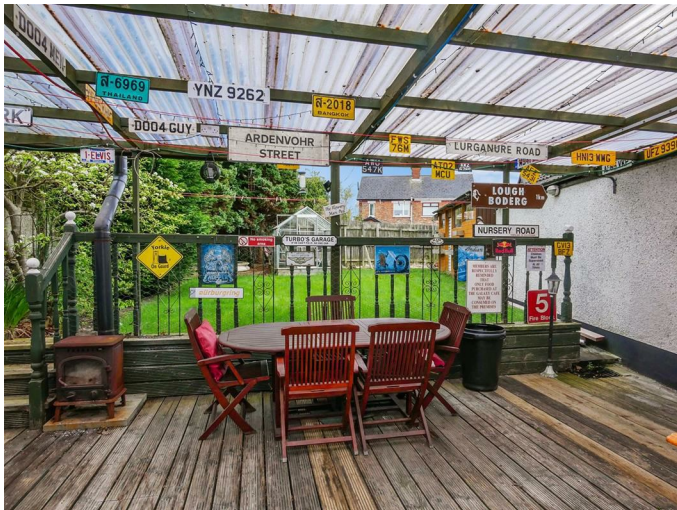## Landing
Hot press
Access to roof space

Outside Front
Driveway with ample parking for several cars leading to detached double garage.

Detached Double Garage 30'0 x 18'9 (9.14m x 5.72m)
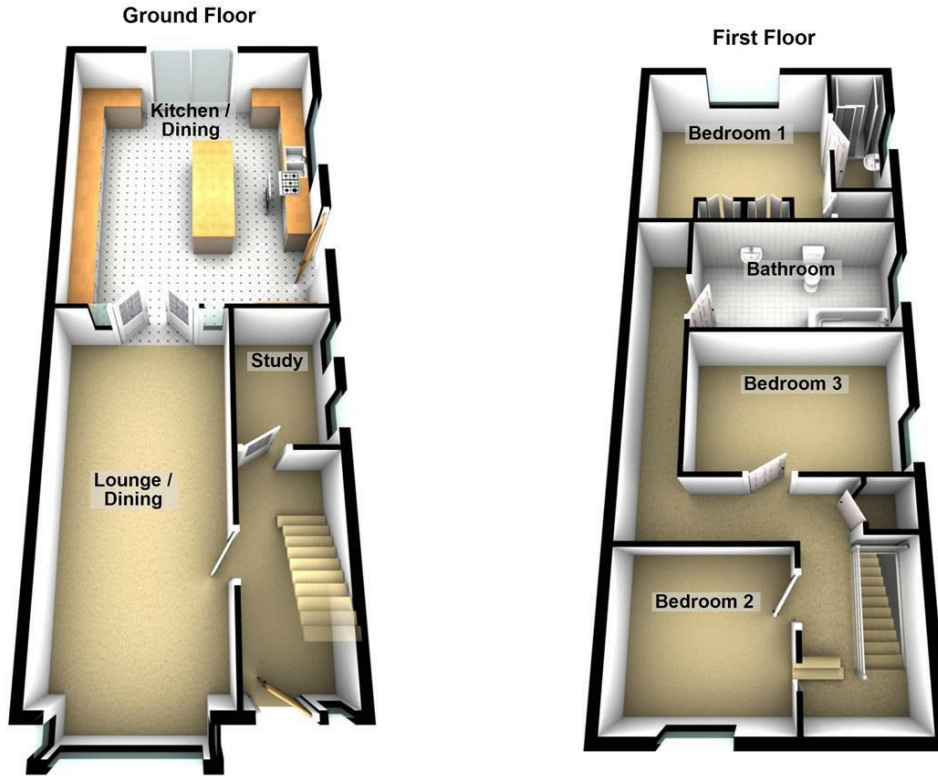Electric up and over door with light and power.

Outside Rear

Enclosed decked patio area accessed from the kitchen / dining. Access to garden laid in lawns, additional storage shed to rear of garage.
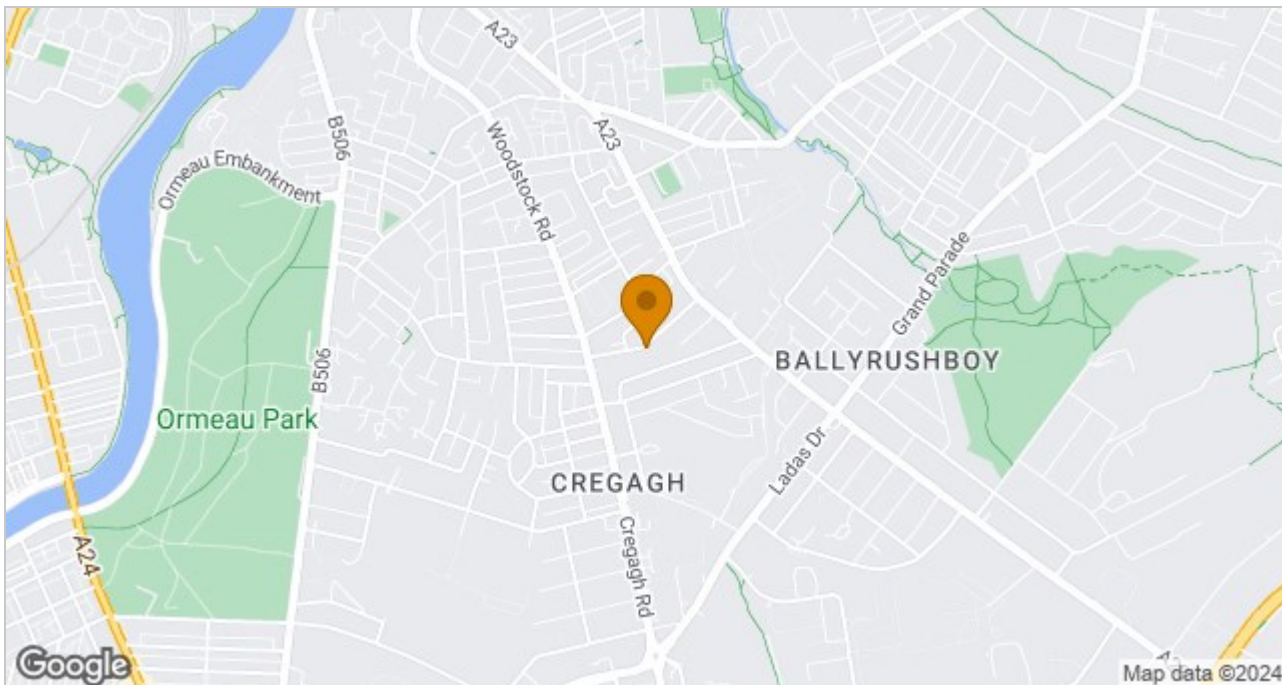
Floor Plan

Ground Floor

Kitchen / Dining

Study

Lounge / Dining

First Floor

Bedroom 1

Bathroom

Bedroom 3

Bedroom 2

Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map

Map data ©2024

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