

56 Greystown Avenue, Upper
Malone Road, Belfast, BT9 6UJ

Price £269,500

 Reeds Rains

[reedsrains.co.uk](https://www.reedsrains.co.uk)

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DESCRIPTION

Stunning semi-detached home located in an established & highly sought after residential area in Upper Malone, South Belfast.

The property benefits from an excellent location close to many leading schools, main arterial routes and public transport links.

The property has been maintained to an exceptional standard and comprises of a living room and a modern kitchen open to dining area on the ground floor. The first floor consists of three well proportioned bedrooms and a bathroom with white suite. The property has PVC double glazed windows and gas heating, which includes a new combi boiler being installed at the end of 2023.

The property further benefits from a driveway to parking and a private and enclosed rear garden laid in lawn & patio areas with ample space for BBQs and family fun.

As a location, this area off the Upper Malone Road offers Lady Dixon Park and Malone & Dunmurry Golf clubs close at hand. A bus route to Belfast is also within a short walk.

Early viewing is advised to appreciate this fine family home.

GROUND FLOOR

Entrance Hall

Front door with glazed side panel. Laminate wooden floor. Under stairs storage

Living Room

13'8" * 12'6" (4.17m * 3.8m)

Outlook to front. Feature fireplace. Cornice work.

Luxury Kitchen Open Plan To Dining

19'3" x 12 (5.87m x 12)

Excellent range of high and low level units with chrome handles, high gloss units, formica work surfaces, stainless steel sink unit, plumbed for washing machine, integrated dish washer, integrated fridge freezer, space for cooker, chrome extractor fan, tiled floor, sliding doors to rear garden. Part tiled walls.

FIRST FLOOR

Bathroom With White Suite

7'11" * 7'2" (2.41m * 2.18m)

Tiled panel bath with mixer taps. Vanity unit with mono tap. Wall mounted mirror. Dual flush WC. Fully tiled built in shower cubicle with thermostatically controlled shower. Heated towel rail. Ceramic tiled floor. Spotlights. Part tiled walls.

Bedroom 1

12' x 10'8" (3.66m x 3.25m)

Built in robe.

Bedroom 2

11'10" x 10'11" (3.6m x 3.33m)

Bedroom 3

8' x 8 (2.44m x 8)

Outside

Front garden in lawn. Tarmac driveway to parking and detached garage. Beautifully presented south facing gardens in lawn and two patio areas with space for seating.

Detached Garage

19'2" x 9'2" (5.84m x 2.8m)

Light and power. Up and over door.

EPC - C71

DIRECTIONS

Greystown Avenue is off the Upper Malone Road

FREE VALUATIONS

Call our team on (028) 9068 0420 for more details

MORTGAGE ADVICE AVAILABLE

Please ask in branch for details.

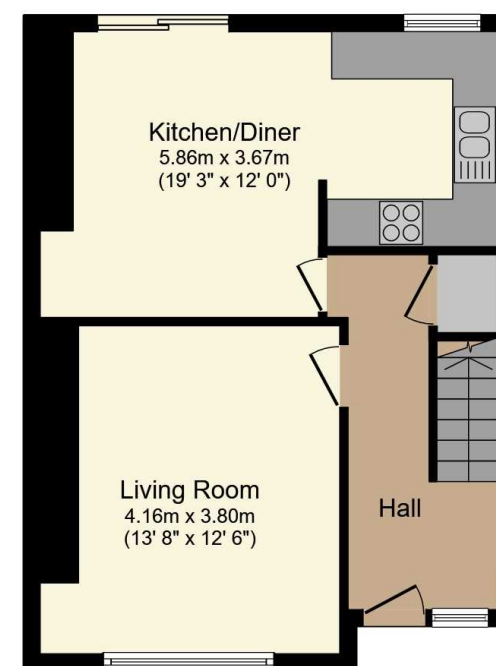
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All Measurements are Approximate.

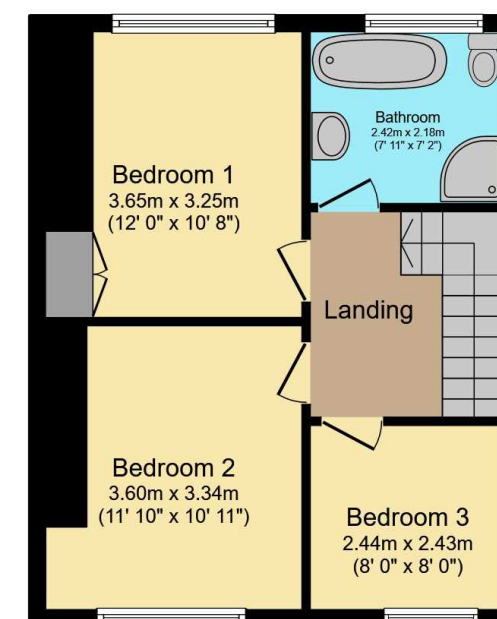
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 87.5 m² (942 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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