



8 Beechmount Park, Belfast, BT10 0GZ

Price Guide £245,000

This beautifully presented semi-detached home is situated on a corner site just off the Upper Lisburn Road in South Belfast. The accommodation comprises open plan living / dining room, modern kitchen, three bedrooms and contemporary bathroom suite. Externally, there is a paved patio to front and large private, south facing garden to rear. Further benefits include car parking from the side, gas fired central heating and PVC double glazed windows. Located close to a range of local amenities and will appeal to range of prospective purchasers such as first time buyers and young families alike. Viewing is highly recommended.

- Beautifully Presented Semi-Detached Home
- South Facing Garden
- Contemporary Bathroom Suite
- PVC Double Glazed Windows
- Extended & Corner Site
- Open Plan Living / Dining Area
- Three Bedrooms
- Gas Fired Central Heating
- Stone Driveway Providing Parking
- Suitable For A Range Of Buyers

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			
		EU Directive 2002/91/EC	

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR
ENTRANCE
RECEPTION HALL**



Laminate flooring.

LOUNGE 21'3" x 13'1" (6.5 x 4.0)



Fireplace with tiled surround, Storage under stairs & laminate flooring.



KITCHEN 15'8" x 8'2" (4.8 x 2.5)



Excellent range of high and low level units, integrated appliances to include 4 ring gas hob, stainless steel extractor fan, wall mounted oven / grill, dishwasher, fridge / freezer, plumbed for washing machine, 1.5 stainless steel sink unit with drainer & mixer tap, part tiled walls and tiled flooring.



ON THE FIRST FLOOR

BEDROOM ONE 11'9" x 10'2" (3.6 x 3.1)



BEDROOM TWO 10'2" x 7'6" (3.1 x 2.3)



BEDROOM THREE 9'6" x 6'6" (2.9 x 2.0)



Built in robes.

BATHROOM



Modern suite comprising walk in shower, low flush W.C, traditional double ended roll top bath with attached shower, wash hand basin with vanity unit below, part tiled walls & ceramic tiled floor.

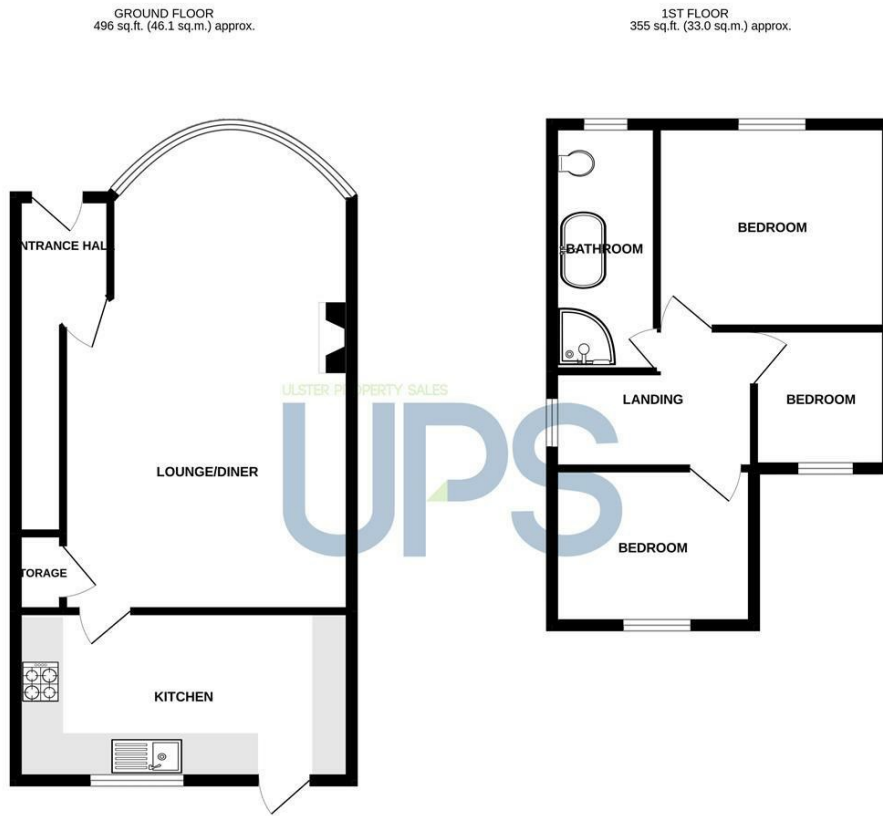
OUTSIDE



Paved patio to front & large enclosed garden to rear. Stone driveway & Outside water tap.



Floor Plan



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Area Map



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