



17 Hillside Drive, Belfast, BT9 5EJ

Price Guide £425,000

Perfectly positioned in the heart of Stranmillis, we are pleased to offer for sale this superb semi - detached home. The bright and spacious accommodation makes an ideal family home with excellent accommodation comprising lounge, open plan kitchen / living / dining, three good sized bedrooms (master with contemporary en-suite & dressing area) & beautiful family bathroom suite. Outside, there is a private south facing garden to rear in lawn with patio area, front garden in lawn, detached garage and spacious driveway providing ample car parking. This home is finished to a beautiful standard throughout and requires nothing other than moving straight in. Occupying an excellent position and within walking distance to a host of amenities including Stranmillis Primary School, Stranmillis Boat Club, the Lagan Towpath & the shops & cafés of Stranmillis village we encourage internal viewing.

- A Beautifully Presented Semi-Detached Home In The Ever Popular Stranmillis Area
- Comfortable Lounge With Feature Fireplace
- Contemporary Family Bathroom Suite
- Detached Garage & Large Driveway Providing Ample Parking
- Sought After Location Close To Leading Schools, Tow Path & Many Other Amenities
- Three Generous Bedrooms (Master With En-suite & Dressing Area)
- Open Plan Kitchen / Living / Dining Room
- South Facing Rear Garden In Lawn With Patio Area
- Gas Fired Central Heating / PVC Double Glazing
- Finished To An Exacting Standard By Its Current Owner

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		62	68
(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

Hardwood front door.

RECEPTION HALL



Solid wood floor.

LOUNGE 17'4" x 10'9" (5.3 x 3.3)



Attractive fireplace with granite hearth.
Wood floor.



**KITCHEN LIVING DINING 24'11" x 18'0" at
widest points (7.6 x 5.5 at widest points)**



Excellent range of high and low level units, integrated dishwasher, integrated oven, 5 ring gas hob, concealed extractor fan, stainless steel sink unit with mixer tap, granite worksurfaces & upstand, recessed spotlighting, tiled flooring. Herringbone wood floor to living / dining area. Sliding patio doors to rear garden.



ON THE FIRST FLOOR

BEDROOM ONE 18'0" x 10'5" at widest points (5.5 x 3.2 at widest points)



Mirrored sliding robes.



ENSUITE

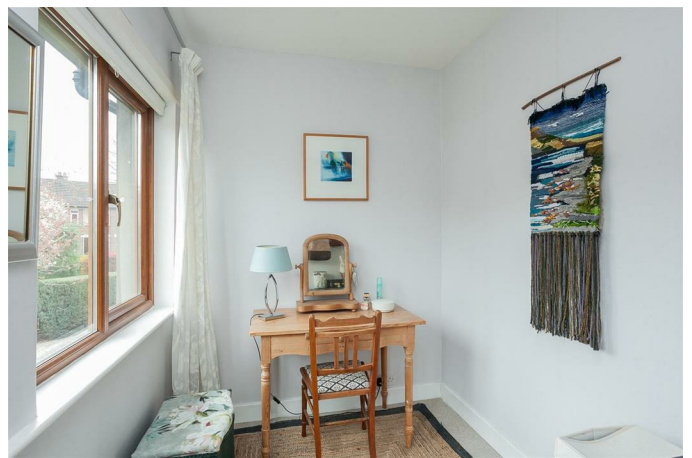


Contemporary suite comprising walk in shower, low flush W.C, pedestal wash hand basin, wall mounted towel heater, tiled flooring, part tiled walls.

BEDROOM TWO 10'5" x 10'5" (3.2 x 3.2)



BEDROOM THREE 10'9" x 6'6" (3.3 x 2.0)



Built in storage.

BATHROOM



White suite comprising bath with shower over, low flush W.C, pedestal wash hand basin, part tiled walls, tiled floor.

OUTSIDE



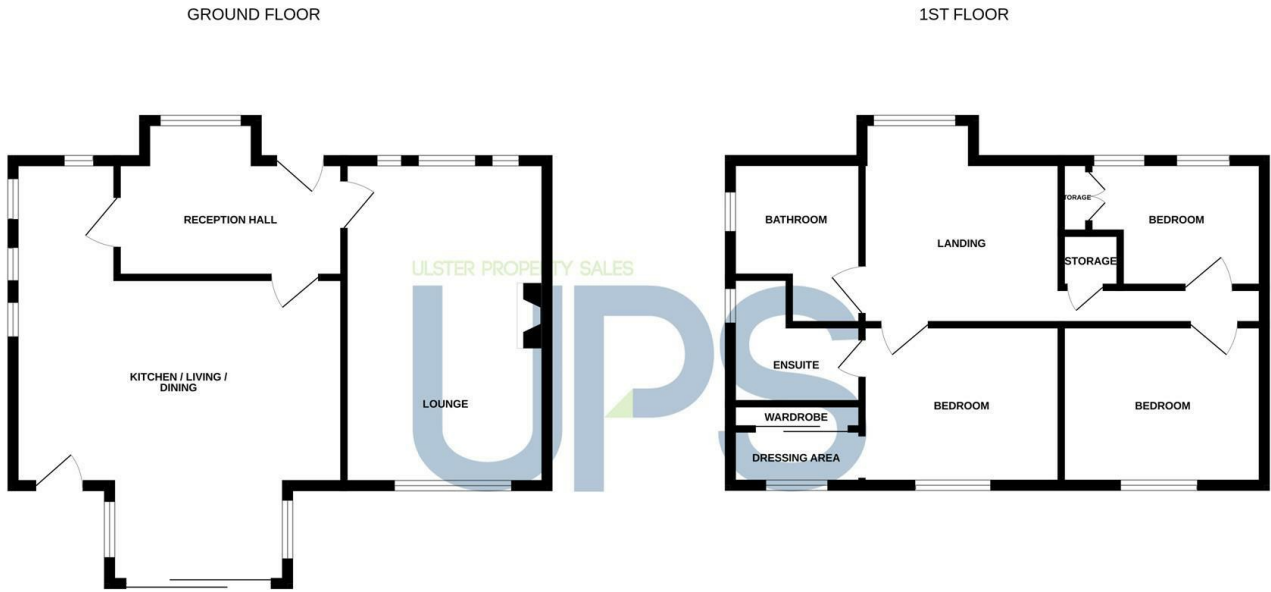
Beautiful south facing garden to rear in lawn with patio area. Front garden in lawn. Large driveway providing off street parking.



DETACHED GARAGE

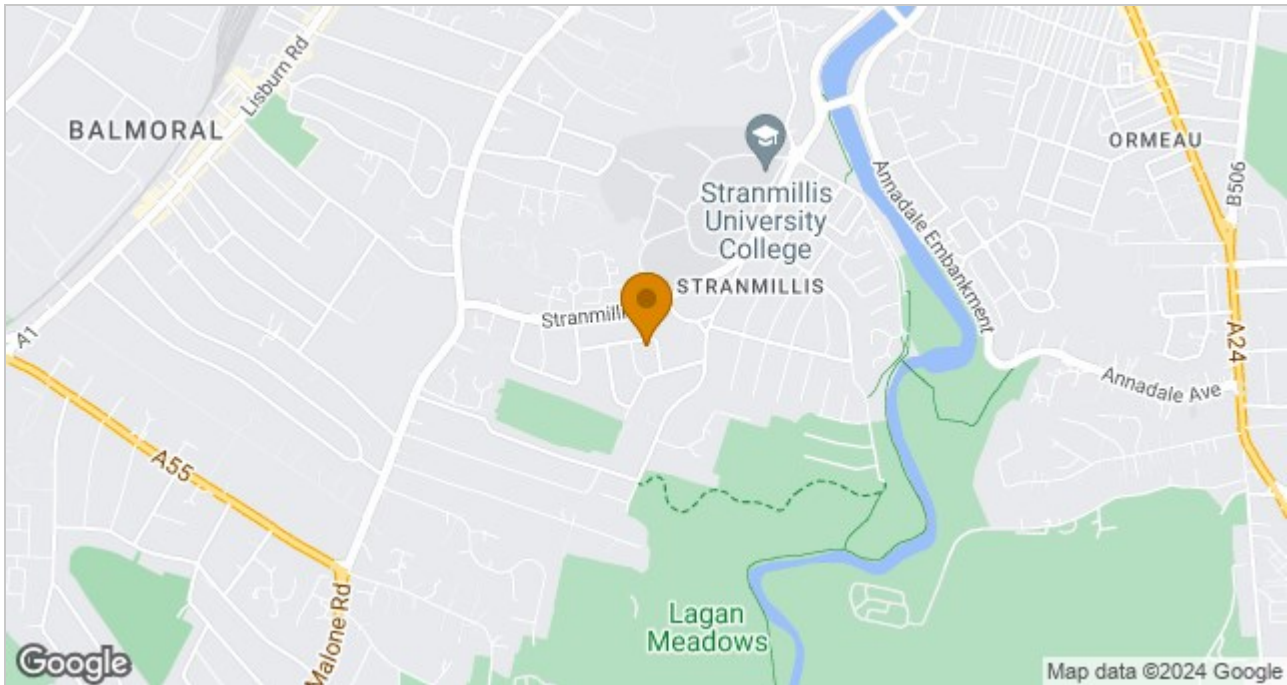
Up & over door.

Floor Plan



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 operability or efficiency can be given.
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Area Map



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