



10 Rochester Avenue, Upper Cregagh Road, Belfast, BT6 9JU

Asking Price £209,950

Rochester Avenue is a popular residential street located just off the Upper Cregagh Road in South East Belfast. In a high demand location, given its close proximity to leading schools, shops, bus and arterial routes, it is also convenient to the recently opened Lisnasharragh leisure Centre, which is only a matter of minutes from your front door. The property itself has been finished to a high standard and comprises three good sized bedrooms, two reception rooms, with the back dining room opening to the modern fitted kitchen and is finished with contemporary white bathroom suite that also benefits from a separate shower cubicle on the first floor. Externally there is ample off street parking to the front of the property and tarmac driveway which leads to a detached garage. Externally there are low maintenance gardens to the front and side and also to the rear of the property there is a low maintenance garden with flagged patio area bordered by timber fencing. To complete the home the property comes with Gas central heating and double glazed windows. The present owners also re-roofed the property in June 2018. A chain free sale with nothing to do but to just add your own furniture, we don't anticipate this one sitting around for long so make sure to arrange your viewing at your earliest opportunity!

- Immaculate semi detached home
- Bright and spacious lounge
- Deluxe white bathroom suite with additional shower cubicle
- Gas central heating
- Ample off street parking leading to a detached garage
- Three well proportioned bedrooms
- Modern kitchen open to family dining area
- Ground floor w/c
- Double glazed windows
- Low maintenance gardens to the front, side and rear

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 68 | 73 |

Northern Ireland EU Directive 2002/91/EC

The accommodation comprises

Pvc double glazed front door leading to the entrance hall.

Entrance hall

Under stairs cloaks.

Cloaks 5'2 x 3'8 (1.57m x 1.12m)



Ground floor w/c, comprising low flush w/c, wash hand basin with recessed spotlights.

Lounge 14'8 x 11'4 (4.47m x 3.45m)



To the bay.

Kitchen / dining 8'7 x 8'3 (2.62m x 2.51m)



Range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, 4 ring hob and under oven, extractor fan, fridge freezer space, laminate flooring, open to dining.

Dining 13'10 x 10'6 (4.22m x 3.20m)



Laminate flooring, sliding doors leading to the rear gardens.

1st floor

Landing, access to the roof space.

Roof space 14'7 x 13'8 (4.45m x 4.17m)



Approached via a slingsby ladder approach, recently floored and insulated, light and power, roof window.

Bedroom 1 14'5 x 9'9 (4.39m x 2.97m)



To bay window.

Bedroom 2 12'5 x 9'9 (3.78m x 2.97m)



Bedroom 3 9'1 x 7'9 (2.77m x 2.36m)



Built in robe.

Bathroom 8'8 x 8'8 (2.64m x 2.64m)



Luxury white suite comprising oval panelled bath, mixer taps, telephone hand shower, corner shower cubicle with chrome thermostatically controlled shower, low flush w/c, wash hand basin with storage below, extractor fan, tiled floor, wall mounted radiator.

Outside

Tarmac driveway with ample off street parking leading to the detached garage.

Detached garage 18'9 x 9'3 (5.72m x 2.82m)

Up and over door, light and power, housing the gas boiler. back door access to the rear gardens.

Front and side gardens



Low maintenance gardens to the front and side in loose stone with a range of plants, fruit trees and shrubs.

Side gardens



Loose stone and low maintenance side gardens.

Rear gardens

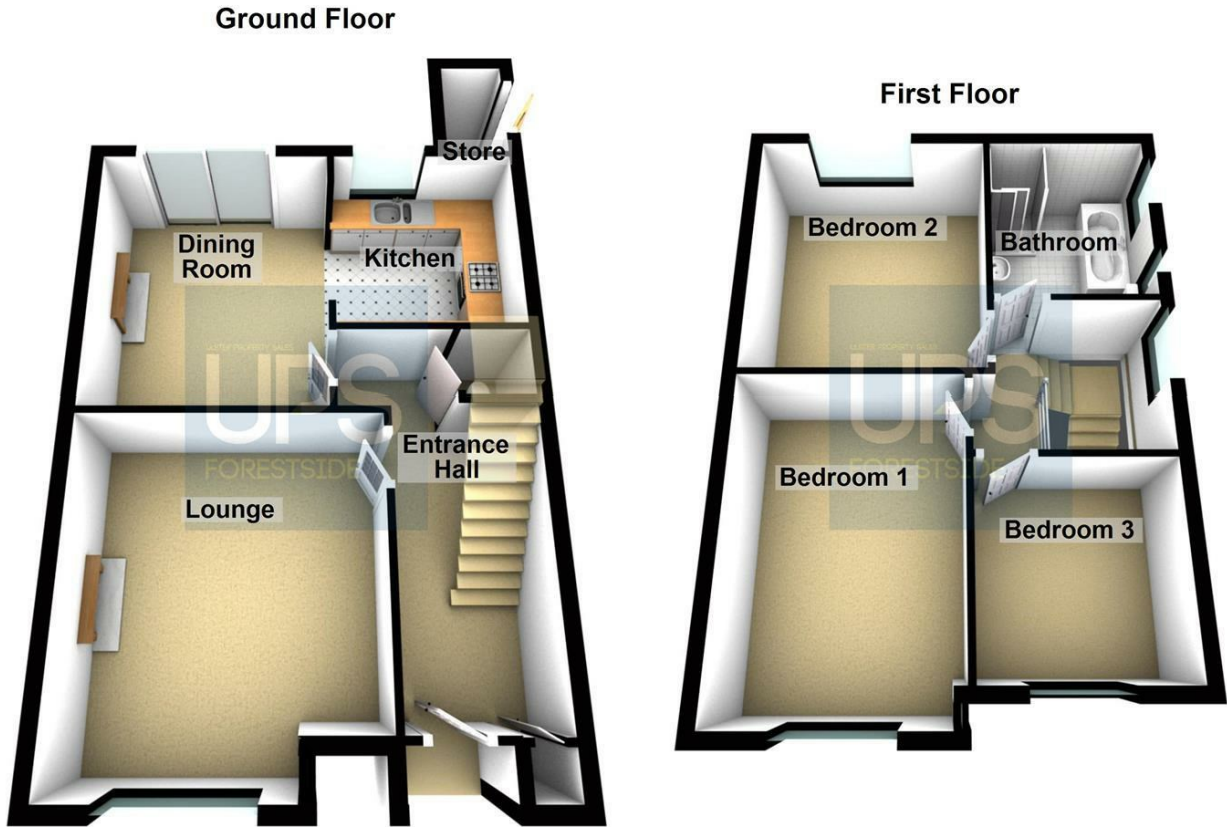


Enclosed low maintenance gardens to the rear, brick paved and bounded by fencing. Additional outside storage.

Rear elevation

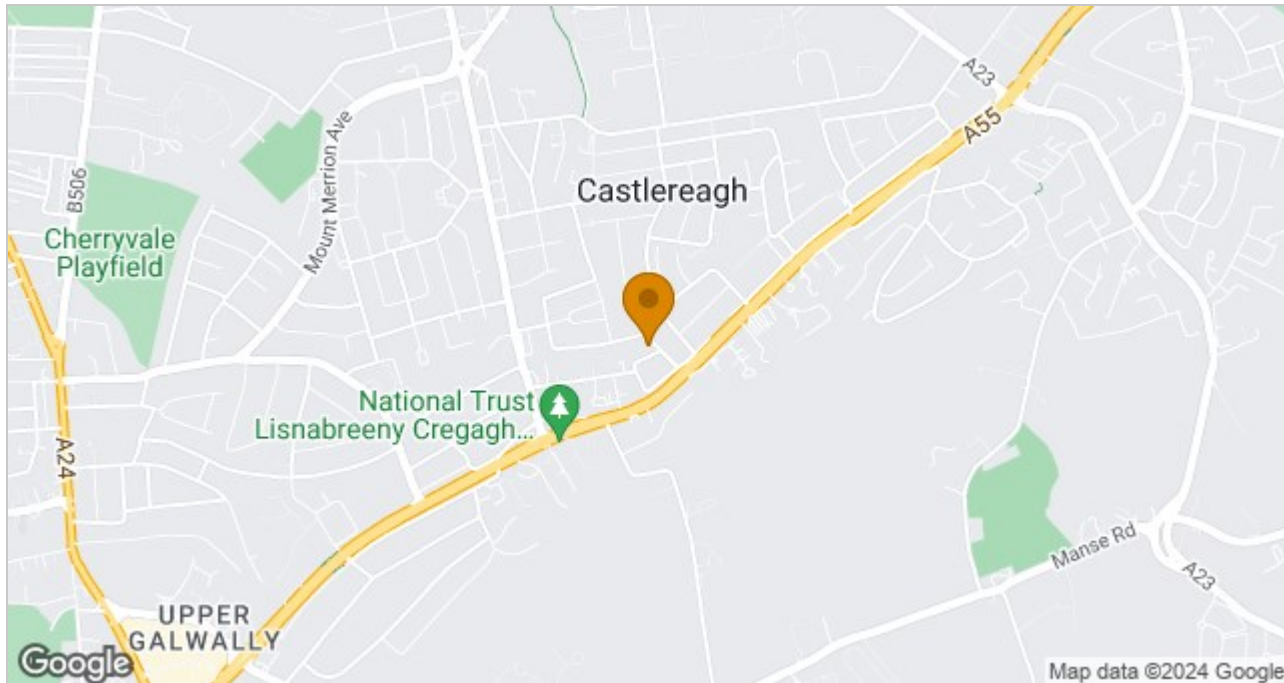


Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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