



## 95 Old Milltown Road, Belvoir Park, Belfast, BT8 7SP

**Asking Price £169,950**

We are delighted to offer for sale this semi detached home that benefits from a double storey extension enhancing the accommodation over both levels. This home offers convenience to many local amenities that are a short distance from the property, such as shops, schools, bus routes, Belvoir Park Forest, and Shaw's Bridge and Minnowburn. The accommodation consists of two good sized bedrooms, a spacious lounge to the dining area which is open to the extended fitted kitchen. The heating is gas fired and the windows are double glazed. Externally the property offers a driveway with off street parking for 1 car and there are enclosed gardens to the rear laid in lawns. Well maintained throughout we would recommend early viewing of this fine chain free home.

- Extended semi detached home
- Lounge open to dining area
- Large 1st floor bathroom
- Double glazed windows
- Gardens to the rear laid
- Two large bedrooms
- Extended kitchen
- Gas central heating
- Off street parking
- Fantastic location close to so much

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			
Northern Ireland			

Key: energy efficient - lower running costs

Current: 51

Potential: 70

EU Directive 2002/91/EC

**The accommodation comprises**

Hardwood and glass panelled front door leading to the entrance porch.

**Entrance porch**

**Lounge 11'8 x 11'7 (3.56m x 3.53m)**



Laminate flooring, under stairs storage. Open to the dining area.

**Dining area 9'2 x 8'9 (2.79m x 2.67m)**



**Kitchen 15'9 x 9'9 (4.80m x 2.97m)**



At the widest points.

L-shaped kitchen with a range of high and low level units, single drainer 1 1/2 bowl sink unit with mixer taps, formica work surfaces, 4 ring hob and under oven, extractor fan, plumbed for washing machine, vented for tumble dryer. recessed spotlights, laminate flooring.

**Rear hall**

Access to the rear gardens.

**1st floor**

Landing, Hot press and storage, roof space access.

**Bedroom 1 13'2 x 11'2 (4.01m x 3.40m)**



At widest points, Sliding robes.

**Bedroom 2 16'2 x 8'7 (4.93m x 2.62m)**



Large extended 2nd bedroom.

**Bathroom 10'4 x 5'3 (3.15m x 1.60m)**



White suite comprising Claw foot bath, Redring shower. Low flush w/c, pedestal wash hand basin, part tiled walls.

**Outside**

Off street parking to the front.

**Rear gardens**

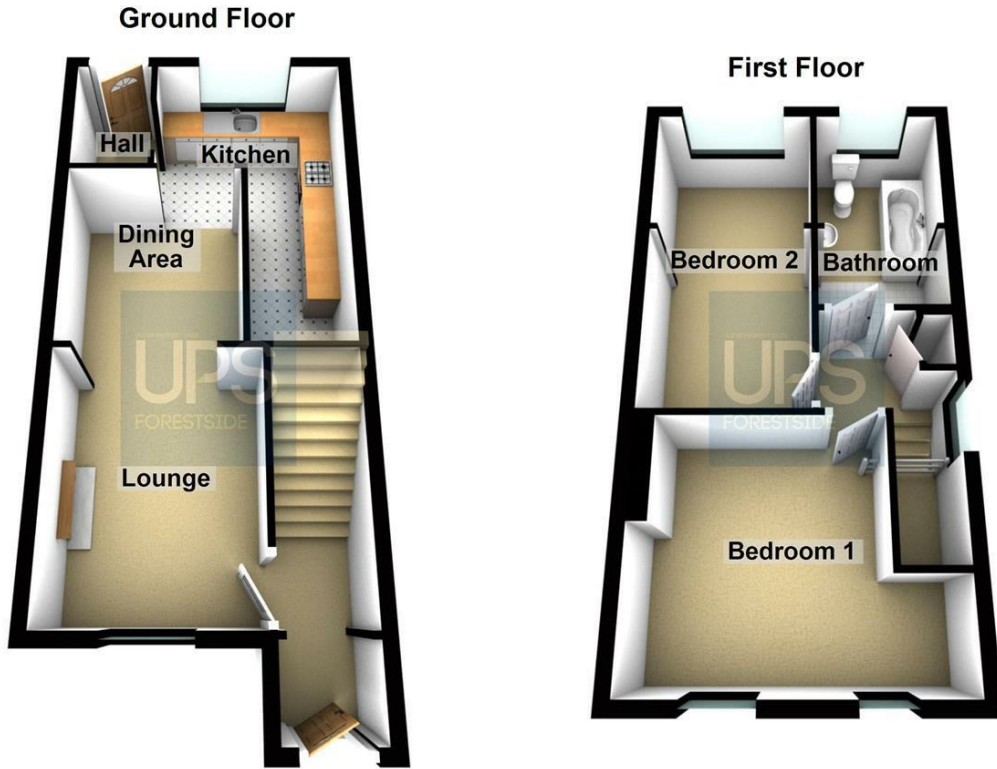


Gardens to the rear laid in lawn, outside tap and light.

**Please note**

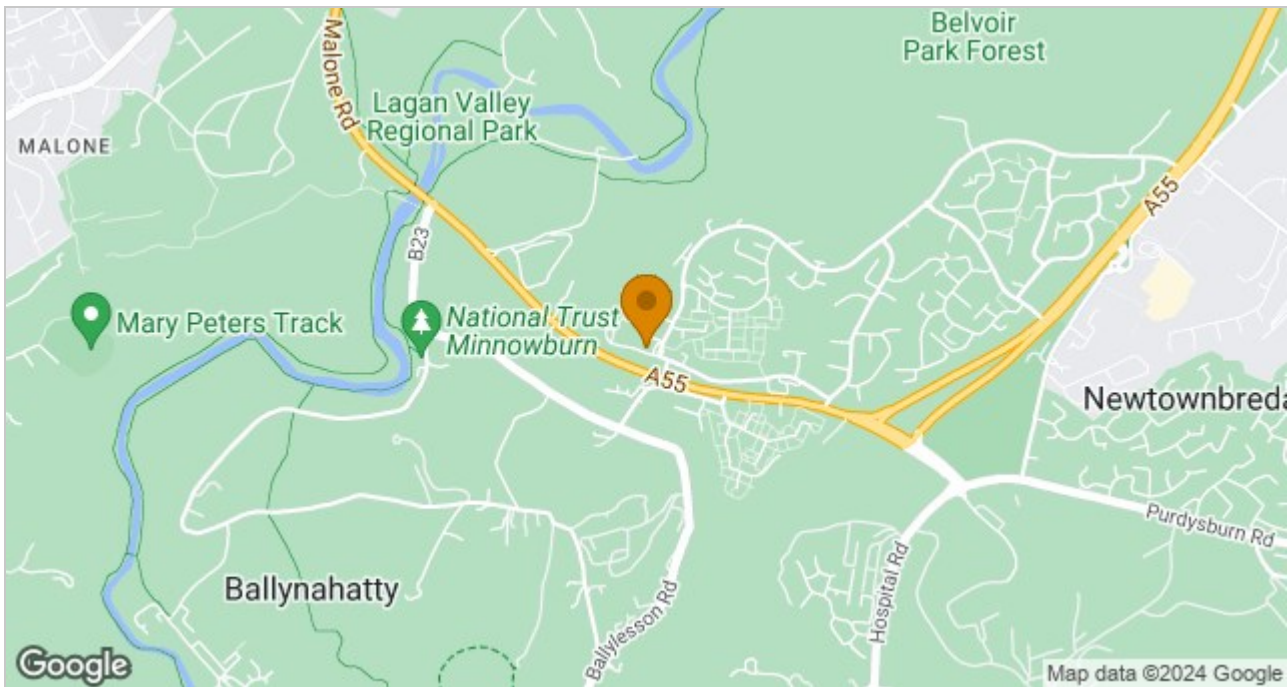
Internal photos are historical.

## 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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