



## 90 Greenwood Hill, Purdysburn Road, Belfast, BT8 7WF

**Asking Price £189,950**

90 Greenwood Hill is a beautifully presented semi detached bungalow, that offers convenience to the Outer Ring, transport links to include the Cairnshill Park, idyllic walks at Shawsbridge / Minnowburn, as well as shopping at Forestside.

Internally the property comprises, two bedrooms, spacious lounge, modern fitted kitchen open to dining area and contemporary shower suite. In addition the property has been updated with a gas heating system, double glazing, off street parking and a lovely manicured garden to the rear.

An excellent home with little to do but add furniture.

- Semi Detached Bungalow
- Spacious Lounge
- Contemporary Shower Suite
- Double Glazed
- Enclosed Rear Gardens and Patio Area
- Two Bedrooms
- Modern Fitted Kitchen With Dining Area
- Gas Heating
- Driveway With Ample Parking
- Cul De Sac

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(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		70	73

EU Directive 2002/91/EC

## Entrance



Pvc glass panelled front door to entrance hall. Oak flooring. Access to roof space via fold down ladder.

## Lounge 17'8 x 12'3 (5.38m x 3.73m)



(at widest points) Fireplace with tiled hearth. Oak flooring continued from hallway.





**Fitted Kitchen/Dining 11'5 x 9'9 (3.48m x 2.97m)**



**Full range of high and low level units, built in hob and stainless steel overhead extractor fan, eye level oven, Integrated fridge freezer, single drainer 1 1/4 bowl sink unit with mixer taps. Plumbed for washing machine and dish-washer. Laminate flooring in herringbone style. Spot-lights.**

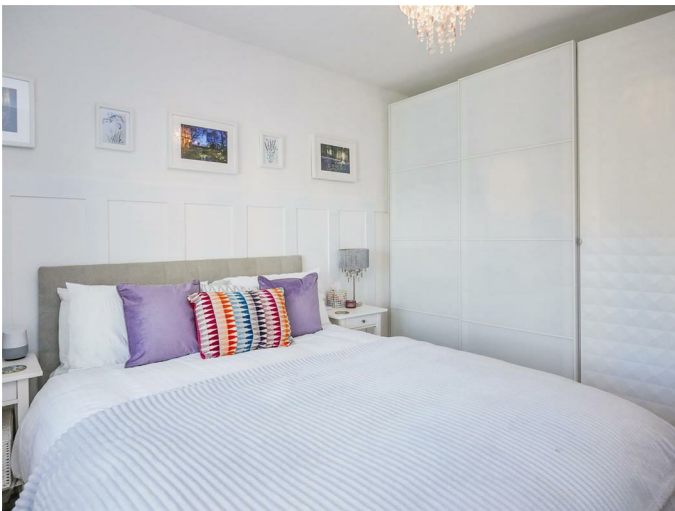




**Bedroom One 11'4 x 9'4 (3.45m x 2.84m)**



**Oak flooring.**



### Bedroom Two 9'4 x 7'5 (2.84m x 2.26m)



Oak flooring continued.

### Contemporary White Bathroom



Comprising large walk in shower unit chrome head shower attachment, wash hand basin with storage below, vanity mirror above, low flush w.c Fully tiled walls. Tiled flooring.



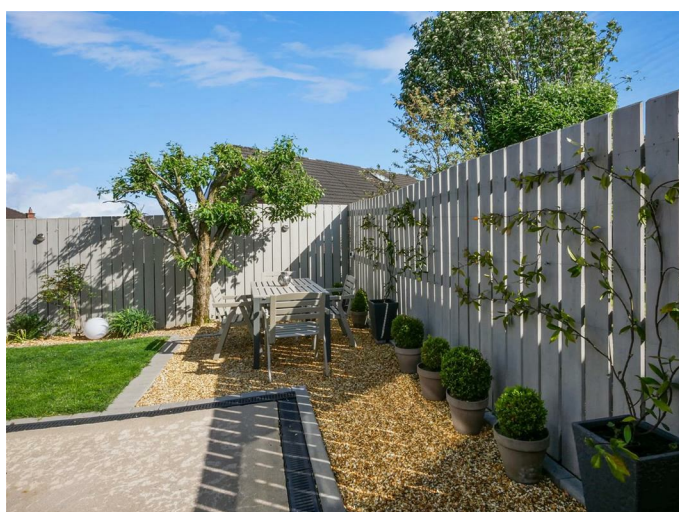
### Outside Front

Front garden laid in lawn. Driveway with ample parking leading to the rear.

### Outside Rear

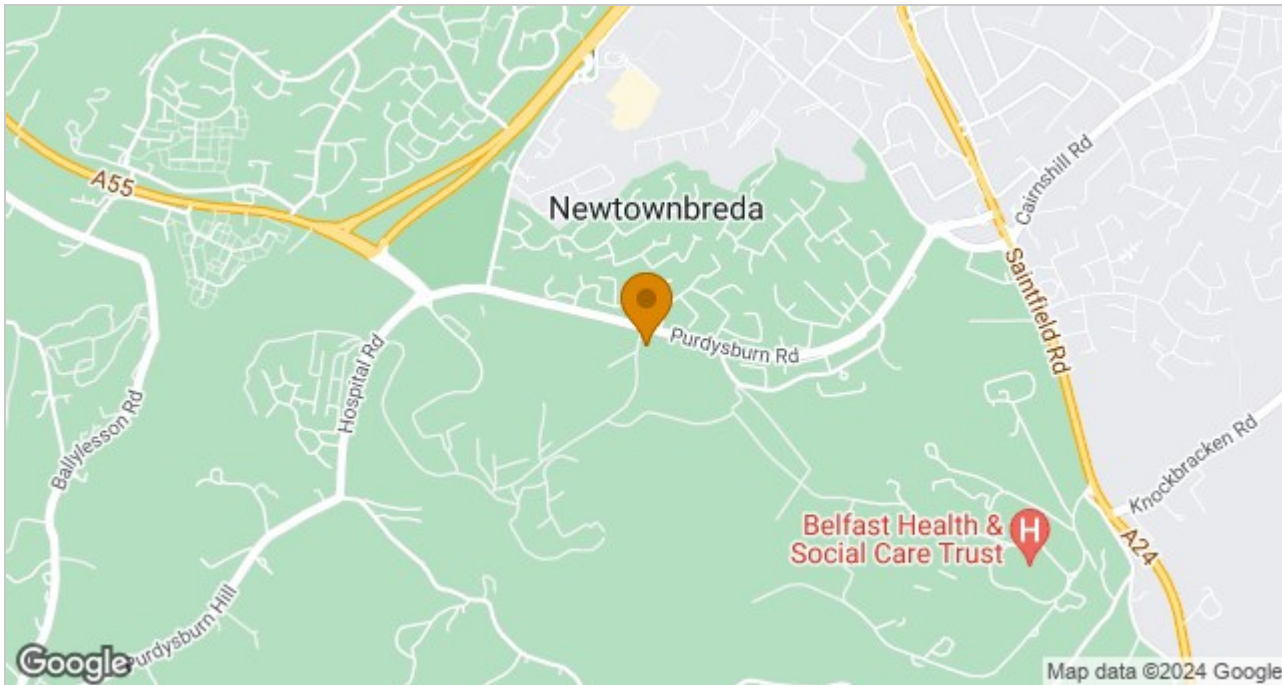


From kitchen dining access is provided to patio and garden laid in lawns with a range of plants trees and shrubs, bordered by timber fencing.



## Floor Plan

## 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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