

HMK

PROPERTY

Kensington Road
East Belfast, BT5 6NH

Offers over £289,000



Kensington Road, Cherryvalley

HMK Property is delighted to present 100 Kensington Road, Cherryvalley to the sales market. This beautiful 3 bed semi-detached is located in one of Belfast's most sought after locations. The property itself consists of a bright welcoming entrance hall with ornate floor tiles throughout, a spacious front living room with large bay window, overlooking a small, private front lawn and a large kitchen, living, dining area with direct access onto a small, low maintenance decking and garden area. On the first floor of the property are three generous bedrooms, along with an excellent sized family bathroom suite. Kensington Road will be the perfect home for a host of buyers. To arrange a viewing contact HMK Property 02890397712.



HMK Property 8 Grand Parade, Belfast, BT5 5HH

T 02890397712





The facts you need to know...

- A highly sought after location
- Period features throughout
- A spacious open plan kitchen/diner/living room
- Three good sized bedrooms
- Close to leading Grammar and Primary schools
- A well proportioned 3 bed semi-detached
- A large bright lounge with large bay window
- Sliding doors to rear garden and decking area
- A large family bathroom
- Walking distance to Shandon Golf Club



The property comprises...

GROUND FLOOR

ENTRANCE HALL

14'0" x 6'5"

A bright welcoming entrance hall with ornate mosaic tiling, oak skirting boards, and doorframes

LOUNGE

13'3" x 12'5"

A large comfortable front lounge with large bay window overlooking the front lawn and driveway, open fireplace, luxurious carpet, skirting boards and open fireplace







The property comprises...

OPEN PLAN KITCHEN/LIVING/DINING

20'8" x20'1"

An large open plan kitchen, living, dining area with tiled floor running throughout. The kitchen area has ample storage space with a stylish Belfast sink, a five ring gas range cooker, partially tiled walls, dual aspect windows along with large sliding doors with direct access to the rear garden and deck area. Natural light floods the room, with well defined areas within the sociable living space.

FIRST FLOOR

Carpeted landing leading to..

FAMILY BATHROOM

7'5" x6'10"

A well appointed family bathroom, partially tiled walls, with panelled P-shaped bath with shower over, low flush W/C, pedestal sink and useful hot press



The property comprises...

BEDROOM ONE

10'9" x10'9"

This spacious bedroom with luxurious carpet, large picture window overlooking the front of the property allowing natural light to fill the room.

BEDROM TWO

A bright spacious bedroom with carpet and a large picture window overlooking a low maintenance garden

BEDROOM THREE

8'2" x 7'11"

A good sized bedroom, with storage cupboard and carpet.

OUTSIDE

To the front of the property there is a driveway to allow for off-street parking, with a small garden with mature trees and shrubs. At the rear of the property there is a small decking area and a low maintenance garden.







Additional Information

No. 100 Kensington Road is nestled along a tree line street in Cherryvalley. One of Belfast's most sought after locations given its close proximity to Ballyhackamore, with an array of local shops on your doorstep, and the popular Shandon Golf Club. No.100 will make a wonderful home to a host of buyers. To book a viewing, please contact HMK Property Tel:02890397712.

To arrange a free valuation on your home. contact Hannah Kennedy at hkennedy@hmkproperty.com or telephone 02890397712 today.

ENERGY EFFICIENCY RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		64	67
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

VIEWING

By appointment with HMK Property

Location

Turning off the Kings Road onto Gilnahirk Road take a right onto Kensington Road, passing Kensington Manor on the left, No 100 Kensington Road is the next right.



HMK Property - Sales - Lettings - Management - Mortgages

HMK Property
8 Grand Parade
Belfast
BT5 5HH
T: 02890397712
E: info@hmkproperty.com

www.hmkproperty.com

Request a Free property valuation

Whether you're downsizing, need more space or simply a change of scenery. Whatever your reason for moving, HMK Property holds the key...

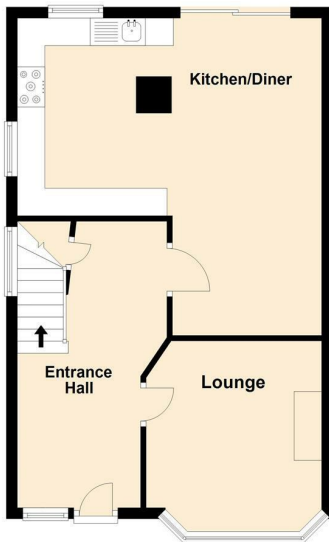
Contact HMK today for a free property valuation 02890397712



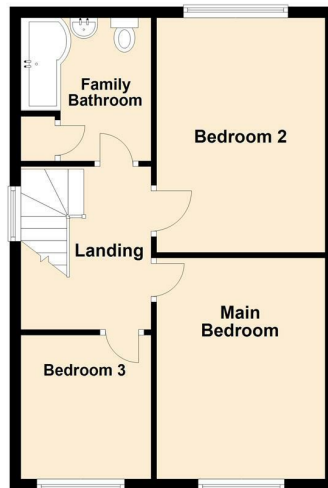
DISCLAIMER

HMK Property have endeavoured to prepare these sales particulars as accurately and reliably as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and agents do not give any warranty in relation to the property. We would recommend that all information contained in this brochure is verified by yourself or your professional advisors. Services, fittings, and equipment referred to in the sales details have not been tested and no warranty is given to their condition. All measurements contained within this brochure are approximate.

Ground Floor



First Floor



100 Kensington Road, Cherryvalley, Belfast