



36 Bests Hill, Purdysburn Road, Belfast, BT8 7WH

Asking Price £169,950

Located in a cul de sac setting, and a convenient position that is close to many everyday amenities, this excellent and end terrace home would be a perfect and ideal purchase for the 1st time buyer looking to move into a property that requires very little work. Well maintained throughout, it comprises 3 bedrooms, a comfortable lounge, a fitted kitchen with dining area and plenty of storage, a 1st floor shower suite and it has the added bonus of a ground floor shower room. It also benefits from good size enclosed rear gardens and off street parking. The Purdysburn Road a popular location with local shops, Forestside shopping centre, Tesco at Newtownbreda and the Boucher retail park close by as well as local schools, bus routes and access to the motorway network. View early as these homes sell fast!

- Excellent end terrace home
- Spacious lounge
- Ground floor shower room
- Gas central heating
- Off street parking
- Three good size bedrooms
- Kitchen open to family dining area
- 1st floor bathroom
- Double glazed windows
- Enclosed rear gardens with covered decking area

Energy Efficiency Rating		Current	Potential
<small>Key: energy efficient - lower running costs</small>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
Northern Ireland		81	82
		<small>EU Directive 2002/91/EC</small>	

The accommodation comprises

Pvc double glazed front door leading to the entrance hall.

Entrance hall

Tiled floor.

Lounge 12'7 x 12'4 (3.84m x 3.76m)



Tiled floor.

Kitchen / dining 16'9 x 10'5 (5.11m x 3.18m)



Range of high and low level units, single drainer sink unit, mixer taps, formica work surfaces, 6 ring rangemaster, plumbed for washing machine, fridge freezer space, dryer space, wood panelled ceiling, recessed spotlights, tiled floor, large storage under stairs, dining area.

Additional image



Rear hallway

Tiled floor, storage with gas boiler.

Ground floor shower room

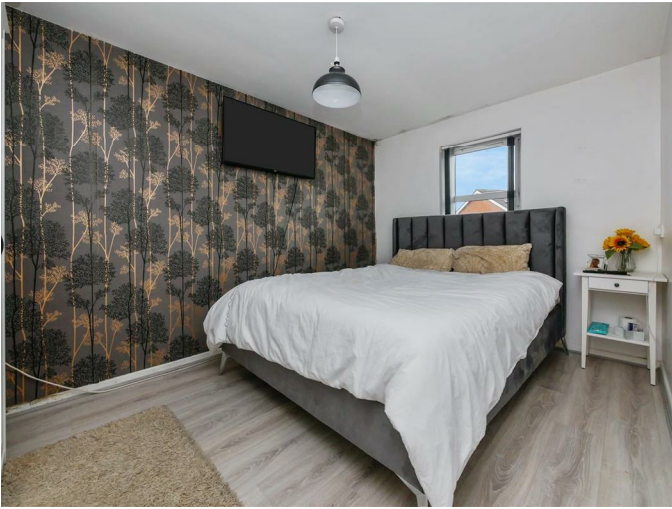


Comprising shower cubicle, with Mira Sport shower, low flush w/c, wash hand basin, part tiled walls.

1st floor

Access to the roof space

Bedroom 1 12'5 x 8'7 (3.78m x 2.62m)



Laminate flooring.

Bedroom 2 10'5 x 8'2 (3.18m x 2.49m)



Laminate flooring, built in robe.

Bedroom 3 9'4 x 7'3 (2.84m x 2.21m)



Laminate flooring.

Bathroom



White suite comprising pvc panelled bath, mixer taps, telephone hand shower, low flush w/c, wash hand basin with storage below, pvc panelled walls and ceiling, recessed spotlights, wall mounted radiator.

Outside

Tarmac driveway with off street parking.

Front gardens

Gardens to the front laid in lawn.

Rear gardens

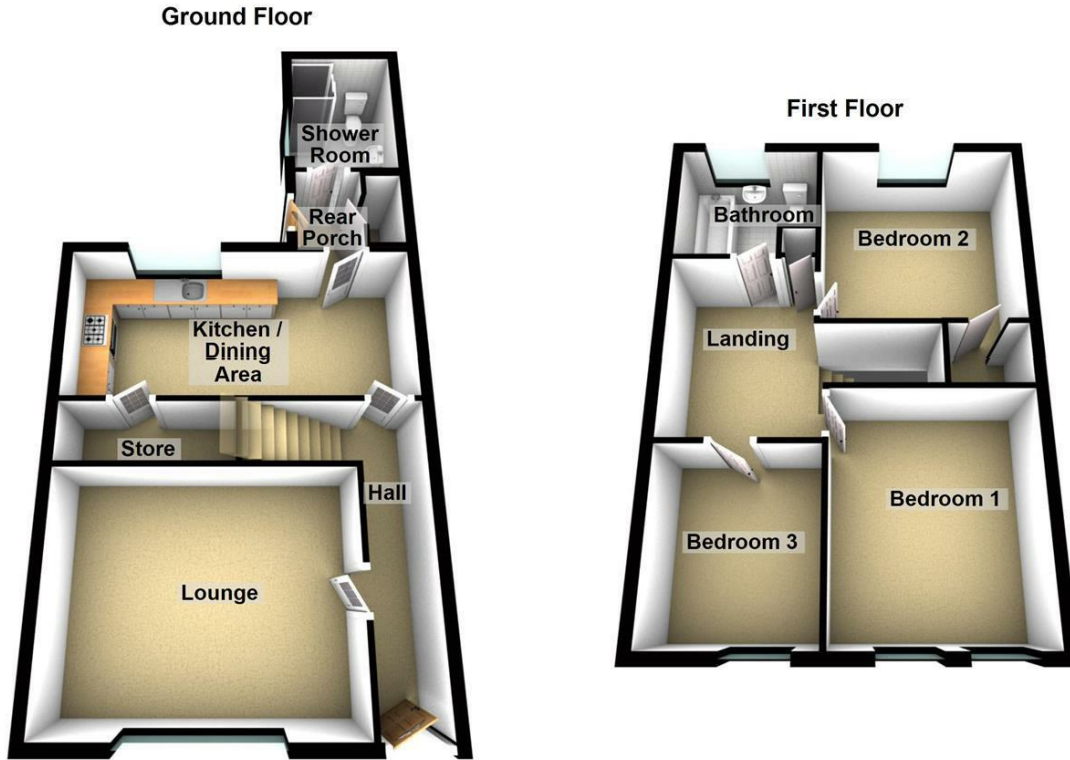


Enclosed rear gardens laid in lawn, garden shed recently constructed, covered decking area with lighting and power, outside tap and outside light.

Rear elevation

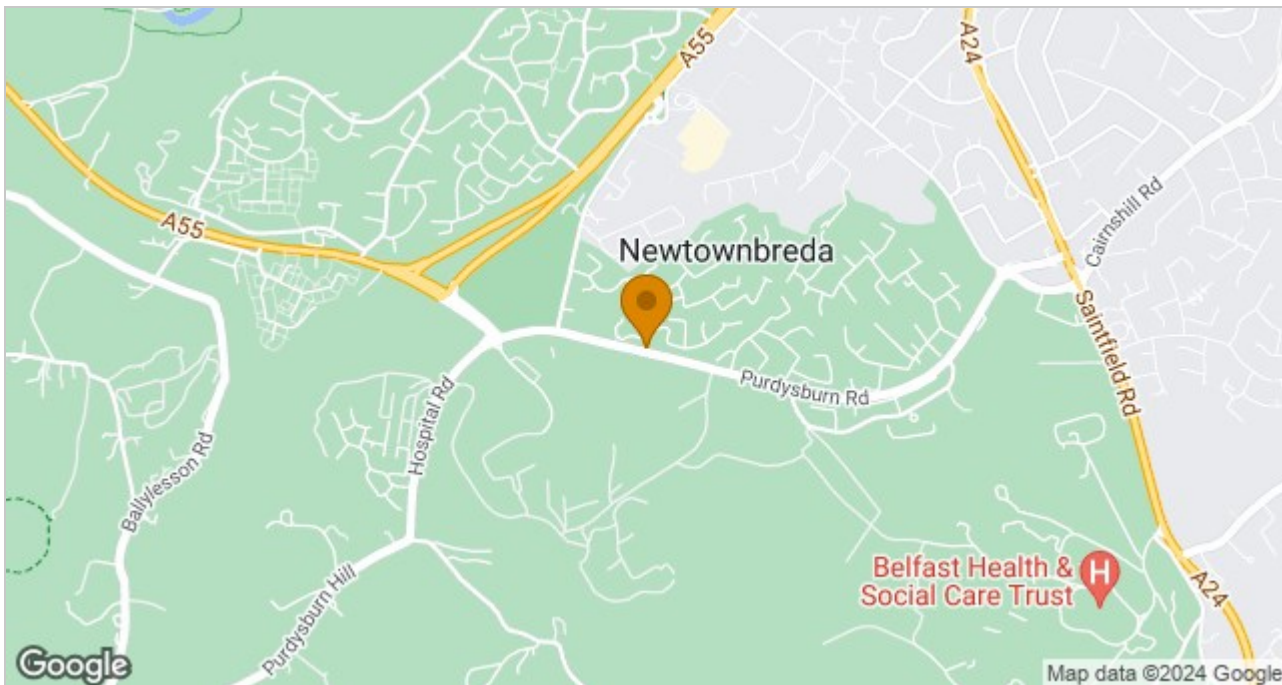


Floor Plan



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



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