



7 Benview Park, Belfast, BT14 8HT

- Semi Detached Home
- Bay Fronted Lounge
- Shower Room; White Suite
- Private Driveway
- Convenient Location
- Three Bedrooms
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Low Maintenance Gardens
- This Property Is Open To Cash Offers Only

Offers Over £94,950

EPC Rating E





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Tiled floor. Stairwell to first floor.

LOUNGE 12'0" x 9'11"

Bay window to front elevation. Wood laminate floor covering.

KITCHEN THROUGH DINING ROOM 14'9" x 10'7" (wps)

Fitted kitchen with range of high and low level storage units with contrasting, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point with extractor hood over. Space for fridge freezer. Plumbed and space for dishwasher. Glass fronted display cabinet. Splashback tiling to walls. Tiled floor. PVC double glazed door to rear garden.

FIRST FLOOR



LANDING

Access to roof space.

BEDROOM 1 10'0" x 8'11"

Wood laminate floor covering.

BEDROOM 2 8'11" x 7'7"

Access to hot press. Wood laminate floor covering.

BEDROOM 3 11'0" x 5'10" (wps)

Wood laminate floor covering.

SHOWER ROOM

White, three piece suite comprising oversized shower tray, pedestal wash hand basin and WC. Electric shower. Fully panelled walls.

EXTERNAL

Double gates leading to generous sized, private driveway area, finished in concrete.

Front garden finished in lawn.

External lighting.

PVC soffits, fascia and rainwater goods.

Rear garden finished in concrete and paved patio area.

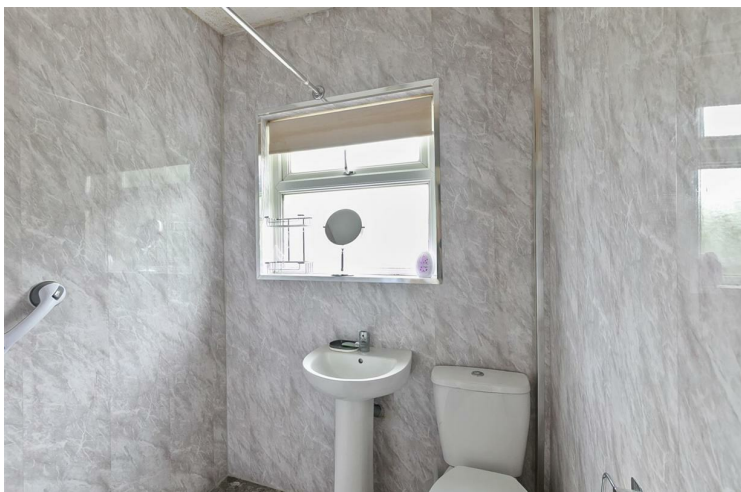
Garden store with power, light, oil fired central heating boiler and plumbed for automatic washing machine.

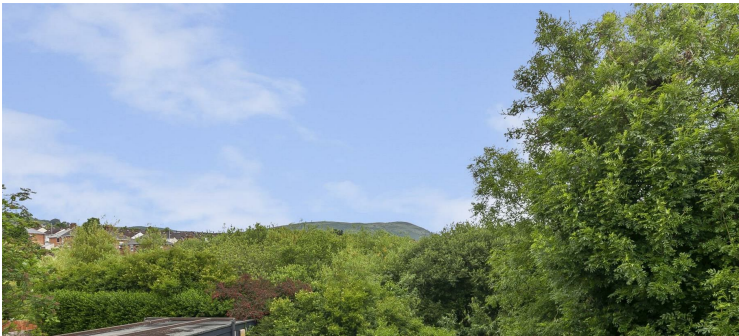
Outside tap.

PVC oil storage tank.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





Three bedroom, red-brick, semi detached home, conveniently located within Benview Park, off Ballysillan Road, North Belfast. The property comprises entrance hall, bay fronted lounge, kitchen through dining room, three first floor bedrooms, and shower room, with white three piece suite. Externally, the property enjoys private driveway, and low maintenance gardens front and rear. Other attributes include oil heating and PVC double glazing. Early viewing highly recommended. This property is open to cash offers only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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