



258 Stranmillis Road, Belfast, BT9 5DZ

Offers Over £275,000

This excellent Semi Detached property is located in the popular Stranmillis Road. The property comprises, on the ground floor, spacious living room, good size dining room and large kitchen area. On the first floor there are three bedrooms and white bathroom suite. Further benefits include, double glazed windows, oil fired central heating and outside parking. Priced for modernisation this property will appeal to the growing family or investor alike. We expect high demand, so early viewing is highly recommended.

- Attractive Semi-Detached Home In A Sought After Location
- Large Fitted Kitchen
- First Floor Bathroom Suite
- Oil Fired Central Heating
- Driveway Providing Ample Parking
- Two Receptions
- Three Bedrooms
- Double Glazed Windows
- Enclosed Garden To Rear

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	56
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

ENTRANCE

Solid wood panel front door.

HALLWAY

Tiled porch, built in storage and laminate flooring.

LIVING ROOM 12'9" x 12'5" (3.9 x 3.8)



Gas fire and laminate flooring. Bay window.

DINING ROOM 11'9" x 10'9" (3.6 x 3.3)



KITCHEN 12'1" x 7'6" (3.7 x 2.3)



Range of high and low level units, plumbed for washing machine, integrated oven / grill, 4 ring electric hob, extractor fan, stainless steel sink unit with mixer taps, Formica worktop, part tiled walls and ceramic tile flooring.



ON THE FIRST FLOOR

BEDROOM ONE 11'9" x 10'9" (3.6 x 3.3)



BEDROOM TWO 10'9" x 10'9" (3.3 x 3.3)



BEDROOM THREE 8'6" x 7'10" (2.6 x 2.4)



Built in storage.

BATHROOM 7'6" x 7'2" (2.3 x 2.2)



White suite comprising, low flush WC, pedestal wash hand basin, panel bath, extractor fan, partial PVC cladding walls, hot press and vinyl flooring.

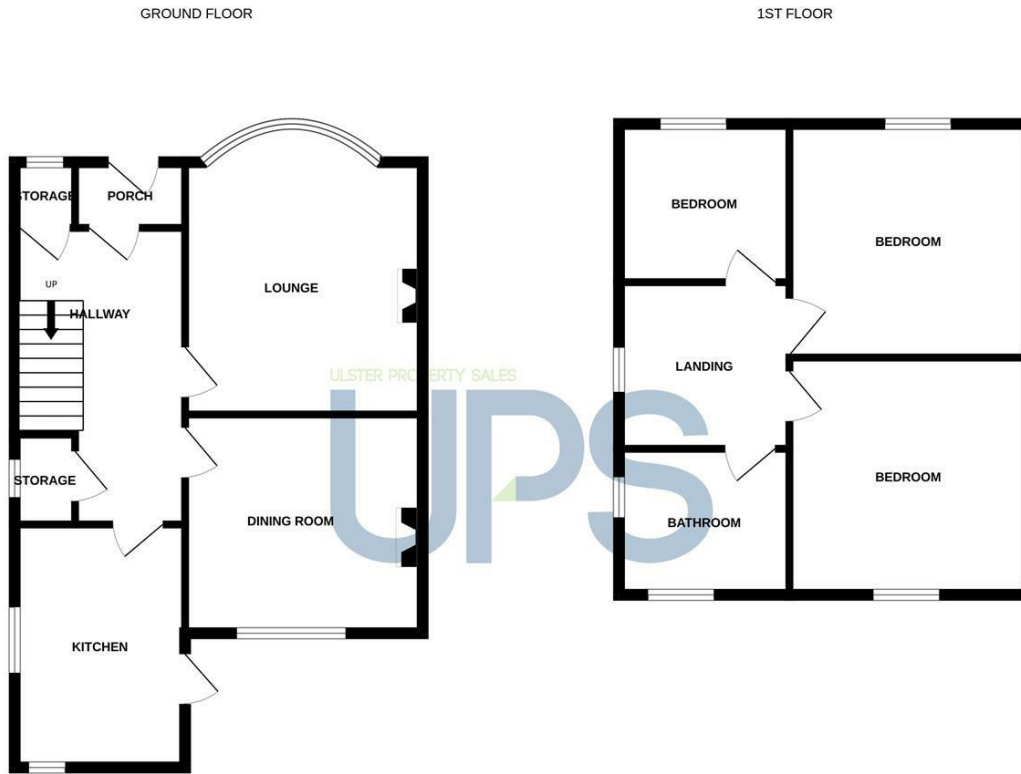
OUTSIDE



Driveway to front providing ample parking and enclosed garden to rear with attached garage.

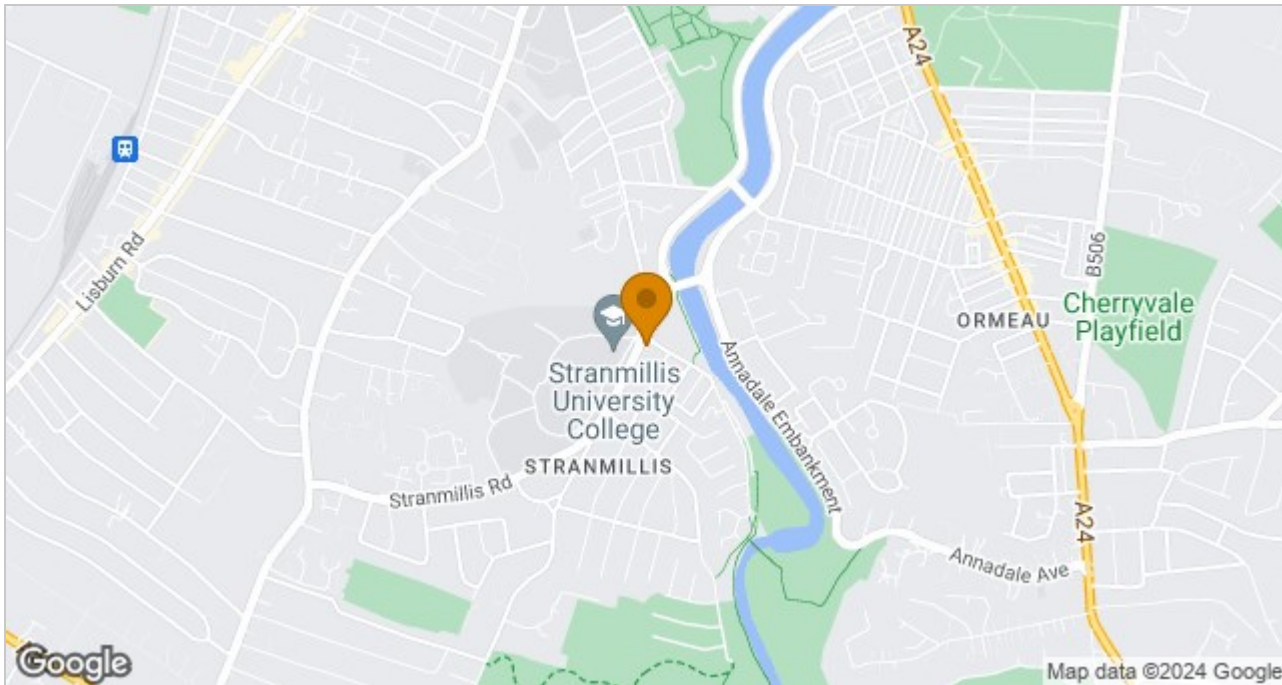


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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