



## 6 Cheltenham Gardens, Rosetta, Belfast, BT6 0HS

**Asking Price £274,950**

Cheltenham Gardens is a quiet 'horse shoe' street that is positioned just off the Upper Ormeau road in the heart of Rosetta. Renowned for its excellent selection of primary and post primary schools, local shops including Forestside Shopping Centre, independent cafés, parks and restaurants on the Ormeau road and public transport links into and out of Belfast city centre, all of your everyday needs can be found within walking distance of your front door.

Extended to the rear, this beautifully presented red brick semi-detached home comprises of three good sized bedrooms, two reception rooms, extended kitchen / dining room and white bathroom suite on the first floor. In addition to this the property also benefits from a floored roof space that is accessed via a fixed staircase and comes complete with power, lighting and heating.

Externally you will find beautifully maintained gardens to the front and rear, tarmac driveway to the side offering off street parking and a detached garage with power, lighting and plumbing.

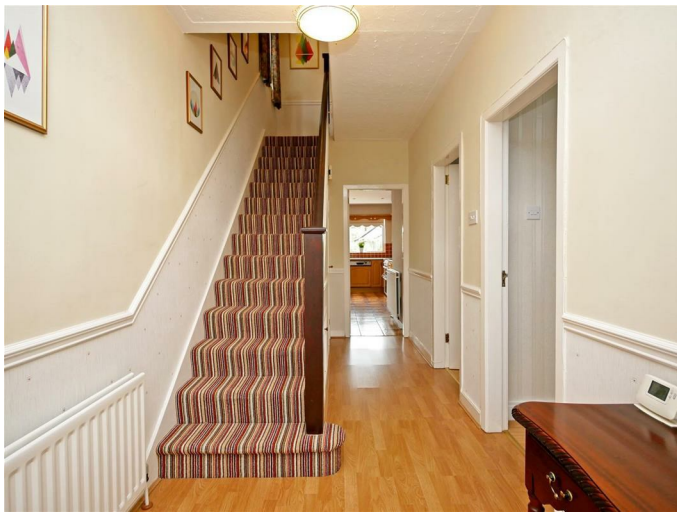
A fantastic, chain free family home, in a highly sought after location, don't miss your opportunity to view this beautiful home as it will not sit around for long!

- Beautiful Red Brick Semi-Detached Home
- Two Reception Rooms
- White Bathroom Suite
- Gas Heating / Double Glazed
- Well Maintained Gardens to Front and Rear
- Three Good Sized Bedrooms
- Fitted Kitchen / Dining Room
- Floored Roof Space
- Detached Garage
- Chain Free Sale in a Highly Sought after Location

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		EU Directive 2002/91/EC	



**Entrance Hall 18'4" x 6'2" (5.6m x 1.90m)**



**Glazed upvc front door with fan light opens onto spacious entrance hall with high gloss laminate flooring. Access to under-stair storage.**



**Lounge 13'0" x 11'11" (3.97m x 3.65m)**



**(into bay) Marble and granite fire-place with wooden surround. High gloss laminate flooring.**



**Dining Room 11'11" x 11'10" (3.64m x 3.62m)**



Marble fire-place with wooden surround, housing an open fire. High gloss laminate flooring.



**Extended Kitchen / Dining 15'5 x 9'0 (4.70m x 2.74m)**



(at widest points) Fitted kitchen with a full range of high and low level units, Formica

work surfaces, single drainer 1 1/4 bowl sink unit with mixer taps and Integrated dishwasher. Plumbed for washing machine. Part tiled walls and tiled flooring. Spot-lights.



**First Floor**



**Bedroom 1 13'0" x 11'2" (3.97m x 3.42m )**



**(into bay) Built in bedroom furniture.**



**Bedroom 2 12'1" x 9'9" (3.70m x 2.98m)**



**Built in robes.**



**Bedroom 3 9'11" x 7'1" (3.04m x 2.17m)**



**Built in storage.**



**White Bathroom Suite 8'11" x 7'0" (2.73m x 2.15m)**



(at widest points) White bathroom suite comprising panelled bath with mixer taps and telephone hand shower attachment, separate shower cubicle with Mira sport shower unit, pedestal wash basin and low flush w.c Fully tiled walls and flooring. Spot-lights.



**Floored Roof Space 13'9" x 11'5" (4.20m x 3.49m)**



Floored roof space accessed via fixed staircase complete with power, lighting and heating. Skylight. Access to storage in eaves.



**Detached Garage 17'11" x 10'4" (5.47m x 3.16m)**

Detached garage with up and over garage door to front and pedestrian upvc door and double glazed window to the side. Complete with plumbing, power and lighting.

## Outside Front



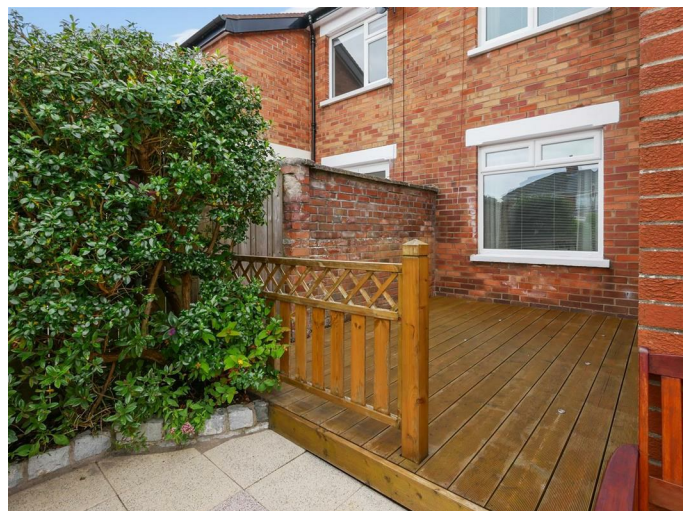
Garden laid in lawn. Range of plants, trees and shrubs. Driveway with ample parking.



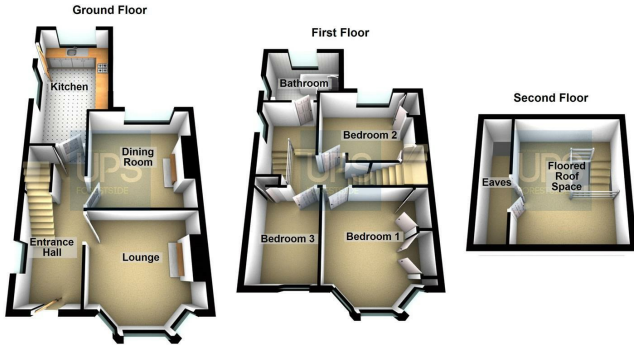
## Outside Rear



Enclosed rear garden with laid-in lawn and range of mature plants and shrubs, bordered by timber fencing. Paved patio area and additional decking area complete with recessed LED lighting.

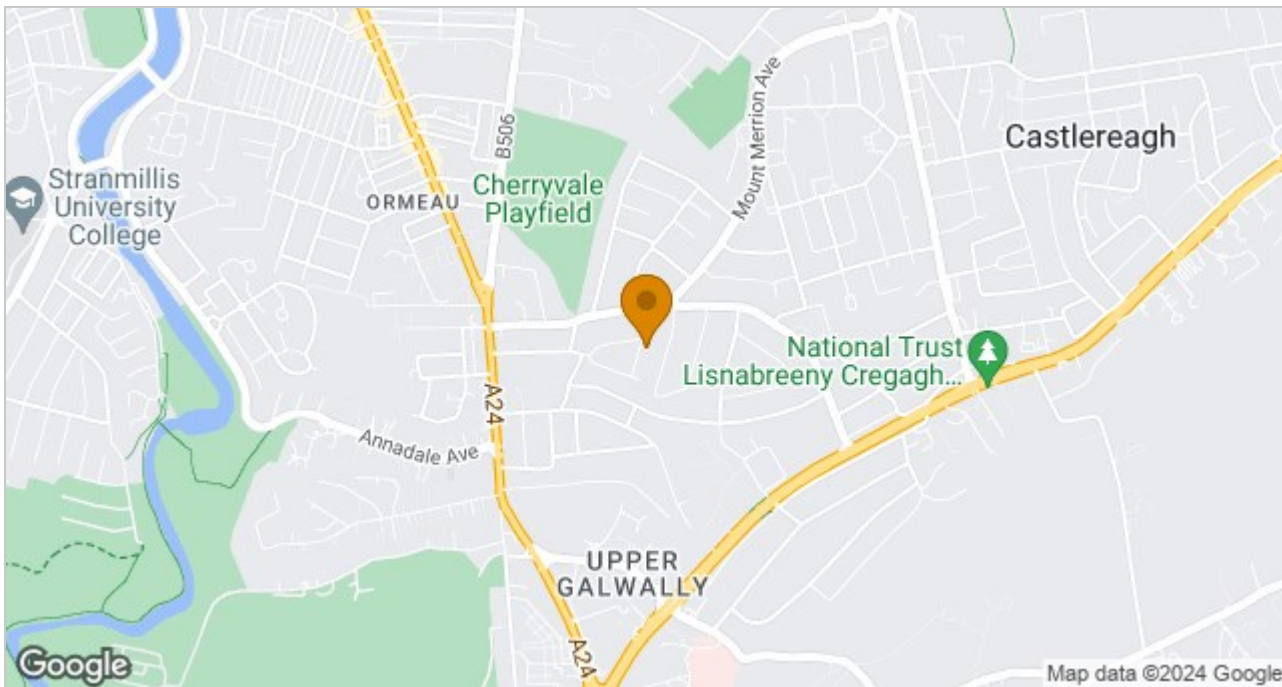


# Floor Plan



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 consequences arising from the use of this plan. Plan produced using PlanUp.

# Area Map



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