



53 Willesden Park, Belfast, BT9 5GY

Price Guide £495,000

Perfectly positioned in the heart of Stranmillis, this is a superb location for families wishing to position themselves within the catchment area of a wide range of leading primary and secondary / grammar schools. The George Best City Airport is only 5 miles away. The property itself, a semi-detached house of just over 1900 square feet has been extended over two floors and offers accommodation comprising a bespoke maple wood kitchen with granite worktops and a central island with walnut worktops and wine cooler for socialising, open plan to a large living and dining area with patio doors leading to a south facing private rear garden. The downstairs accommodation also includes a WC, utility room and separate spacious reception room. Upstairs there are four generous bedrooms, master with ensuite and power shower & family bathroom suite. Within walking distance to a host of amenities including Stranmillis Primary School, Stanmillis boat club, the Lagan Towpath & the shops & cafés of Stranmillis village, this home will appeal to a wide range of buyers and viewing is highly recommended.

- Extended Semi-Detached Just Over 1900 sq ft In A Quiet Cul-De-Sac Location
- Four Generous Bedrooms (Master With En-suite)
- Superb Kitchen / Dining / Living Room Leading To Private Rear Garden
- Downstairs W.C & Utility Room
- First Floor Family Bathroom Suite
- Gas Fired Central Heating & Double Glazing
- Asphalt Driveway With Enclosed South Facing Private Rear Garden
- Ample Parking

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(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		64	69
EU Directive 2002/91/EC			

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

Hardwood front door with glass side panels.

RECEPTION HALL



Wood floor, cornice ceiling, recessed spot lighting, storage under stairs.

LOUNGE 14'6" x 12'11" (4.42 x 3.94)



Cornice ceiling, wood floor, open fire with granite hearth & surround. Bay window.



**KITCHEN / LIVING / DINING 24'7" x 24'7" at
widest points (7.5 x 7.5 at widest points)**



An excellent, extended open plan space with kitchen comprising an extensive range of high and low level units, gas hob, stainless steel extractor fan, built in oven & microwave, stainless steel sink unit with drainer and mixer tap, island unit with additional storage cupboards and wine fridge, integrated dishwasher, part tiled tiled walls and tiled floor. Double doors to rear garden.



W.C 5'2" x 4'9" (1.6 x 1.46)



Low flush W.C. Pedestal wash hand basin. Tiled floor.

UTILITY ROOM 6'6" x 4'9" (2.0 x 1.46)



Plumbed for washing machine, single drainer stainless steel sink unit, storage cupboard.

ON THE FIRST FLOOR

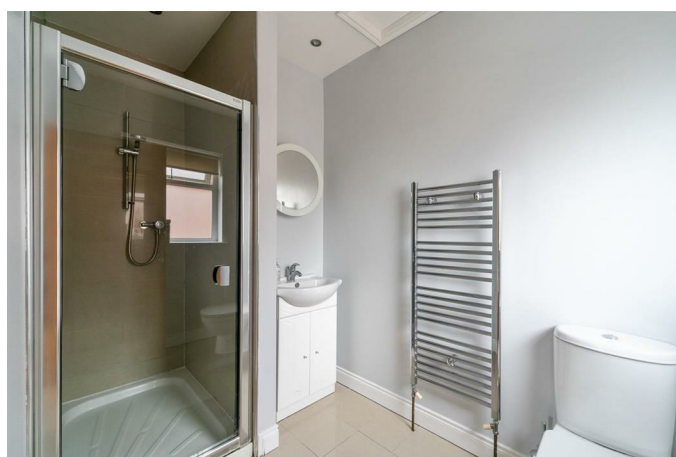


BEDROOM ONE 13'5" x 12'4" (4.1 x 3.78)



Master leading to en-suite.

ENSUITE 7'6" x 5'2" (2.3 x 1.6)



Contemporary white suite comprising walk in shower, wash hand unit with vanity below, low flush W.C, wall mounted radiator.

BEDROOM TWO 14'6" x 11'6" (4.42 x 3.51)



Cornice ceiling. Bay window.

BEDROOM THREE 12'4" x 11'5" (3.78 x 3.48)



Excellent range of fitted wardrobes.

BEDROOM FOUR 8'7" x 7'11" (2.64 x 2.43)



Built in robe.

BATHROOM 9'10" x 7'2" (3.0 x 2.2)



Modern white suite comprising low flush W.C, wash hand basin with vanity below, panel bath with shower over, part tiled walls, tiled floor, recessed spot lighting.

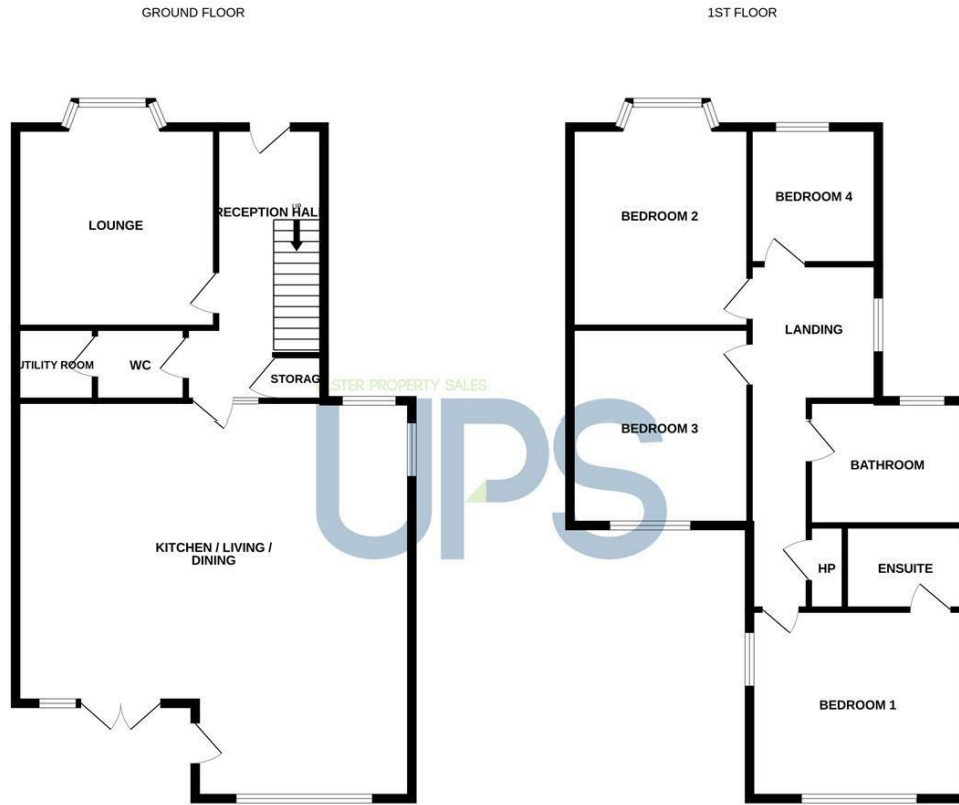
OUTSIDE



South facing rear garden beautifully maintained in lawn with patio area. Parking to front along with lawn.

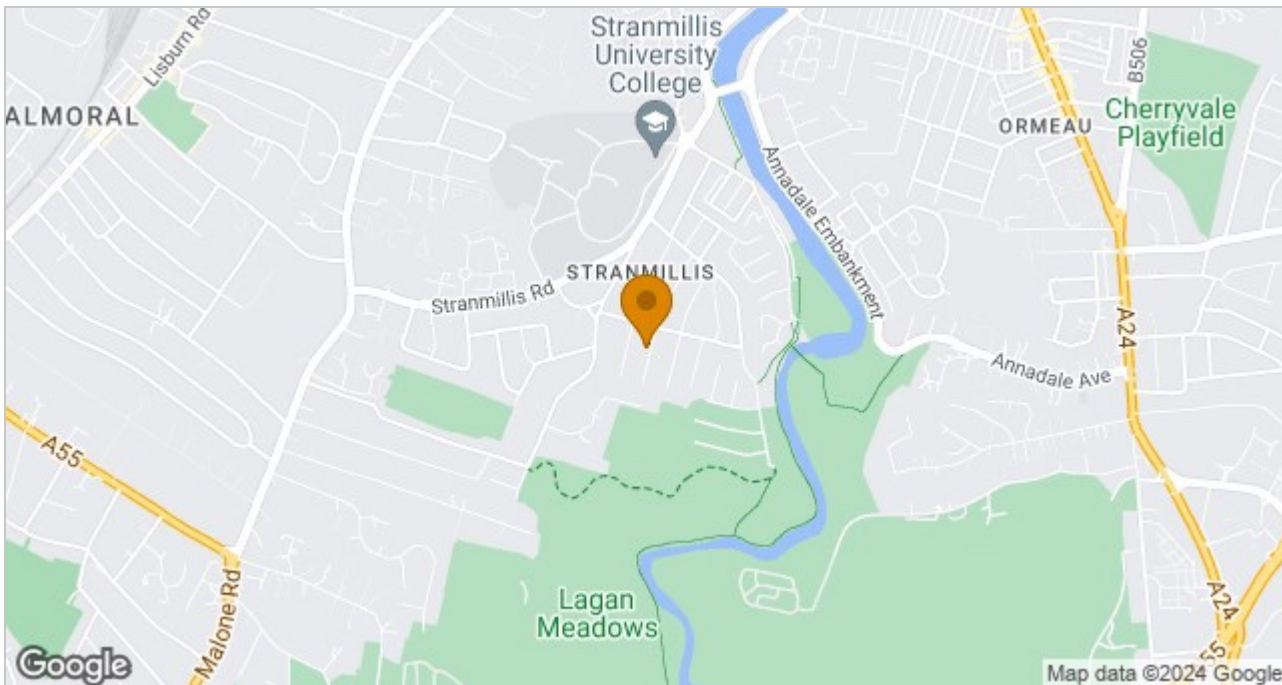


Floor Plan



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



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