


37 Lenaghan Crescent, Belfast,
County Down, BT8

Asking Price: £169,950

 **Reeds Rains**

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Asking Price: £169,950

EPC Rating: D

A Spacious Red Brick Semi-Detached Home, Excellent Investment Potential Or First Time Buy, Two Reception Rooms, Kitchen With A Good Range of Units, Three Generous Bedrooms , Large Bathroom Suite, Driveway With Ample Car Parking Space & Garage , Impressive Rear Garden Laid In Lawn, Oil Fired Central Heating & PVC Double Glazing

DESCRIPTION

We are delighted to offer for sale this impressive red brick, semi-detached home in Lenaghan Park, in South Belfast. Lenaghan is a highly sought after address, located just off the lower end of the Saintfield Road, offering a short journey to local amenities, such as Forestside Shopping Complex & Tesco Newtownbreda. The bustling Ormeau Road is also within a short distance, and Belfast City Centre is approximately a 15 minute drive away.

The home requires some updating throughout, but has been priced accordingly and offers an excellent opportunity to purchase a property in a sought after location and make it your own.

Internally, the home offers spacious accommodation throughout to include two reception rooms, a large kitchen with space for dining, three very generously sized bedrooms, and a bathroom suite. Externally, there is a tarmac driveway and garden to the front laid in lawn and to the rear, there is a very impressive garden laid in lawn with plants and shrubs, and also a large garage with potential for conversion.

Early viewing is highly recommended.

GROUND FLOOR

Entrance Hall

A spacious entrance hall with PVC front door and under-stair storage cupboard.

Living Room

11'4" x 11'2" (3.45m x 3.4m)
A bright front living room with cornicing, carpet, electric fire, and an outlook to the front.

Dining Room

11'4" x 10'8" (3.45m x 3.25m)
A spacious dining room with cornicing, carpet, electric fire and an outlook to the rear garden.

Kitchen

12'1" x 7'7" (3.68m x 2.3m)
The kitchen provides an excellent range of high and low level units, 1.5 drainer with swan neck mixer tap and extractor hood. The kitchen has also been plumbed for a washing machine and dryer and has space for a cooker and fridge freezer.

FIRST FLOOR

Bedroom One

11'3" x 10'8" (3.43m x 3.25m)
A great sized double bedroom with carpet and an outlook to the front.

Bedroom Two

11'3" x 10'8" (3.43m x 3.25m)
A double bedroom with carpet and an outlook to the rear.

Bedroom Three

8'1" x 7'9" (2.46m x 2.36m)
A very generous single bedroom with carpet and an outlook to the front.

Bathroom

7'9" x 6'7" (2.36m x 2m)
The bathroom has a three-piece white suite to include a low flush wc, wash hand basin with antique style mixer taps, and a bath with an electric overhead shower unit. The bathroom has been finished with a vinyl floor and partially tiled walls.

OUTSIDE

On the outside of the property, to the front, there is a large driveway with ample parking

space, and a garden laid in law, with plants and shrubs. To the rear, there is a very impressive private garden also laid in lawn, and there is a very large garage, with space for a car. The garage could also be converted subject to planning.

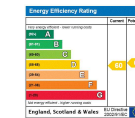
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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative



For full EPC please contact the branch.

An advertisement for Reeds Rains. The background is a soft-focus image of a white ceramic cup filled with yellow daisies on a wooden surface. The text 'Embrace the season of change' is written in a large, white, serif font. Below this, in a smaller white font, it says 'Let Reeds Rains pave the way for your new beginning in your dream home.' and 'Book your FREE valuation today.' In the top right corner, there is a circular seal that says 'OVER 150 YEARS OF EXPERTISE'. At the bottom left, the Reeds Rains logo is shown with the tagline 'Since 1868'. At the bottom right, the website 'reedsrains.co.uk' is listed.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk