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RESIDENTIAL

52 Greystown Avenue,
Belfast, BT9 6UJ



Offers Over £269,500

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KEY FEATURES

- Superb Semi-Detached Villa Located Off Upper Malone Road, South Belfast
- Suited To The Young Professional Or Growing Family Alike
- Living Room With Fireplace
- Modern Fitted Kitchen / Dining Area
- Three Bright Bedrooms
- Modern Bathroom In White Suite
- Oil Fired Central Heating
- Fully Double Glazed
- Driveway Parking
- Detached Garage
- Private Enclosed Garden To Rear
- Early Viewing Recommended!

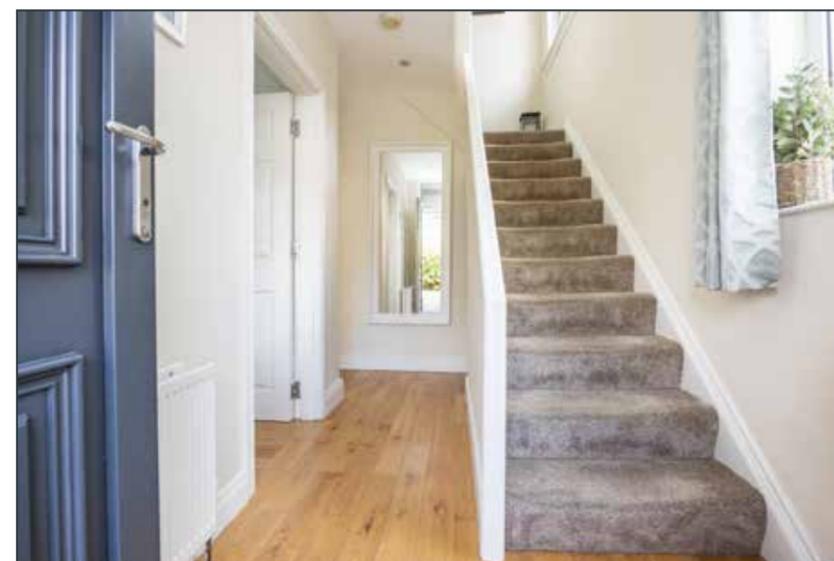
SUMMARY

This well presented home is located off Upper Malone Road, close to leading primary and grammar schools, public transport and motorway networks and the amenities of South Belfast.

The property comprises of a living room, modern fitted kitchen open plan to dining area, three bedrooms, recently fitted bathroom

Externally the home has a good sized driveway and detached garage along with a private enclosed rear garden.

We expect strong interest in the property and advise viewing at your earliest convenience.



GROUND FLOOR

uPVC entrance door with glazed side panel.

ENTRANCE HALL:

Solid oak floor. Understairs storage area.



LIVING ROOM:

13' 8" x 11' 0" (4.17m x 3.35m)

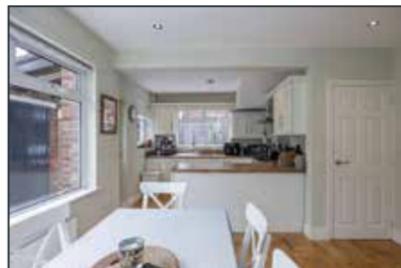
Tiled fireplace with open fire. Solid oak floor.



KITCHEN/DINING

18' 11" x 12' 3" (5.77m x 3.73m)

Fitted high and low level units. 1.5 bowl ceramic sink unit with mixer tap. Low voltage lighting. Four ring ceramic hob. Under oven. Extractor over. Solid oak floor. Integrated fridge and dishwasher.



FIRST FLOOR

LANDING:

Access to roofspace via ladder.



BEDROOM (1):

12' 0" x 11' 11" (3.66m x 3.63m)



BEDROOM (2):

10' 9" x 9' 6" (3.28m x 2.9m)





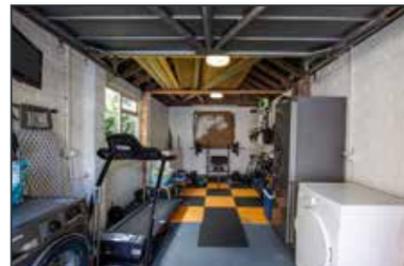
BEDROOM (3):
8' 0" x 8' 0" (2.44m x 2.44m)
Storage cupboard.



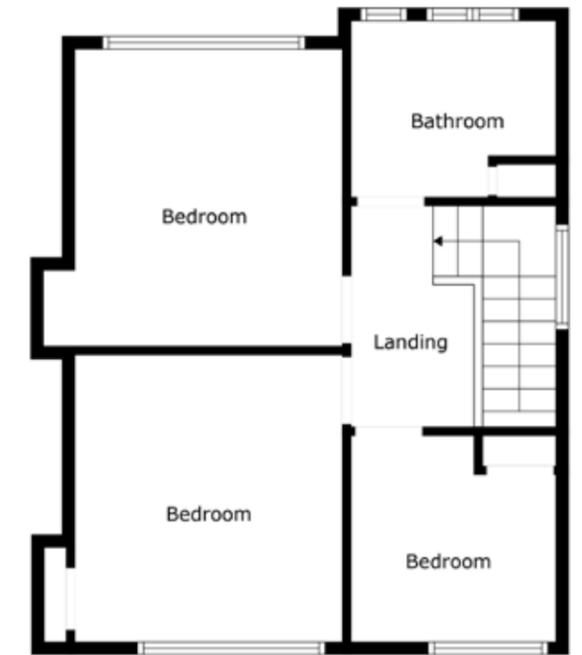
BATHROOM:
Panel bath, mixer taps, telephone hand shower over. Low flush WC. Pedestal wash hand basin. Hotpress. Chrome heated towel rail. Part tiled walls. Ceramic tiled floor.



OUTSIDE
Lawns to front. Driveway leading to detached garage with gate to side. Rear patio and lawns. Boiler house.



Floor 1



Floor 2

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



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