

**Tim Martin**  
— .co.uk



6 Orchard Rise  
Belfast  
BT8 7DA

Offers Over  
£260,000

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## SUMMARY

6 Orchard Rise is a tastefully presented detached house that is situated in a sought after and tightly held location. Shops, schools, a day nursery and plenty of public transport are all within walking distance.

The property offers spacious accommodation over two floors. The ground level provides a spacious lounge with a separate dining room, kitchen and WC. The first floor has three bedrooms and a family bathroom. The property also benefits from a generous floored roof space, that has light and power. It is divided into two rooms and as well as providing plenty of storage, it has the potential for use as a games room or office (subject to planning). There is an integral garage with a large loft area. Front and rear gardens are private and easy to maintain.

The property is fitted with oil fired central heating, mains gas fire (in the lounge) and has double glazing.

The property is in a superb location, it is a very easy commute to the centre of Belfast, is minutes from Lesley Forestside and close to George Best Airport. Schools, churches, eateries and a play park are all within walking distance. Public transport connects an array of schools both in the immediate area and further field.

This ideal family home is offered chain free at a competitive price.

## FEATURES

- Tastefully Presented Detached Residence that is Ready for Immediate Occupation
- Lounge with Separate Dining Room
- Three Good Sized Bedrooms
- Large Floored Loft - Ideal for Conversion (Subject to Planning)
- Spacious Kitchen
- Integral Garage with Loft
- Oil fired central heating and mains gas connection with gas fire in lounge room
- Easily Maintained Gardens
- Walking Distance Of Many Amenities and Minutes Drive from Lesley Forestside
- Public transport close by and an easy commute to Belfast city centre

## **Entrance Hall**

### **Cloak Room**

White suite comprising wash hand basin; tiled splashback; close coupled wc; vinyl floor.

### **Lounge**

**14'10 x 12'11 (4.52m x 3.94m)**

Brick fireplace with tiled hearth; pine mantle and matching display shelves; gas coal effect fire; two wall lights; corniced ceiling.

### **Dining Room**

**11'2 x 9'10 (3.40m x 3.00m)**

### **Kitchen**

**10'5 x 9'10 (3.18m x 3.00m)**

1½ tub single drainer stainless steel sink unit with mixer tap; good range of laminate eye and floor level cupboards and drawers; formica worktops; integrated Belling electric under oven and 4 ring ceramic hob; pull out canopy concealing extractor unit and light; space and plumbed for washing machine; LEC fridge; vinyl floor; part tiled walls.

## **First Floor**

### **Landing**

#### **Bedroom 1**

**9'8 x 8'11 (2.95m x 2.72m)**

#### **Bedroom 2**

**13'0 x 12'11 (maximum measurements) (3.96m x 3.94m (maximum measurements))**

Double built-in wardrobe; hotpress with insulated copper cylinder with Willis type immersion heater.

#### **Bedroom 3**

**16'0 x 9'11 (4.88m x 3.02m)**

Double built-in wardrobe.

### **Bathroom**

**6'4 x 5'10 (1.93m x 1.78m )**

White suite comprising panelled bath with Mira Sport electric shower over and vanity unit with fitted wash hand basin; cupboards under; close coupled wc; part tiled walls; vinyl floor.

### **Loft**

Approached from aluminium ladders.

### **Play Room**

**13'0 x 9'0 (3.96m x 2.74m)**

Range of fitted shelves; access to eaves storage; light and power points; door to:-

### **Study**

**10'0 x 9'2 (3.05m x 2.79m)**

Built-in workstation with 3 fitted drawers; built-in cupboard; light and power points.

## **Outside**

Bitmac driveway leading to:-

### **Integral Garage**

**27'4 x 9'10 (8.33m x 3.00m)**

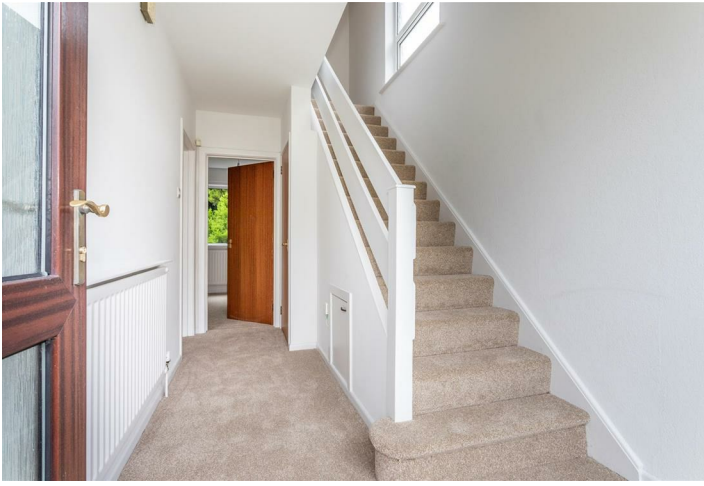
Up and over door; fluorescent light; Worcester oil

## **Tenure**

Leasehold

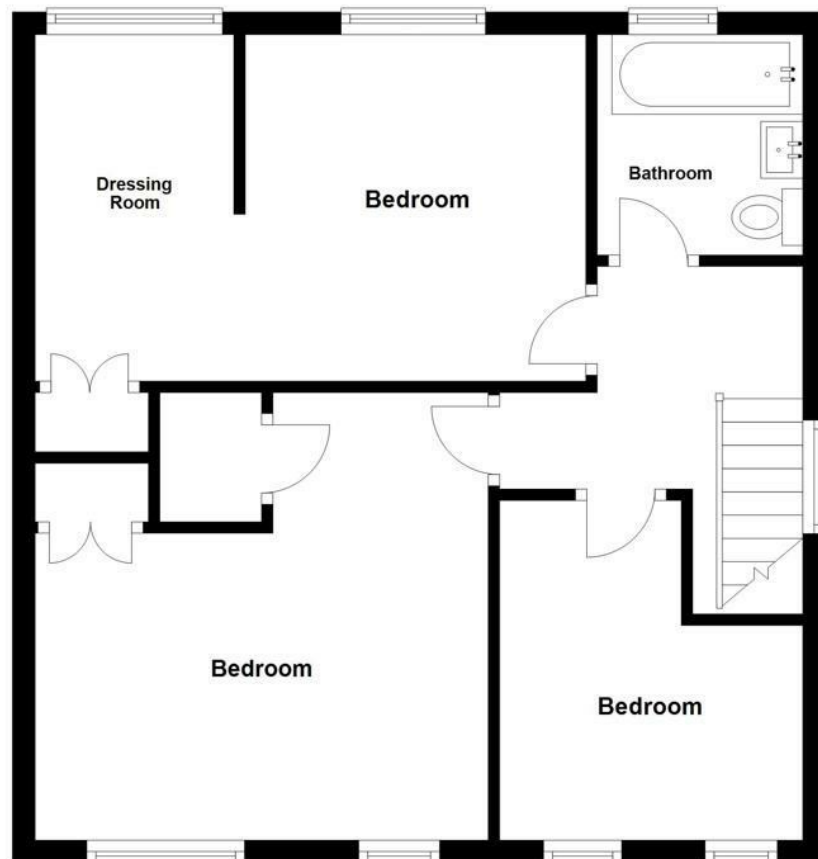
## **Capital Rateable Value**

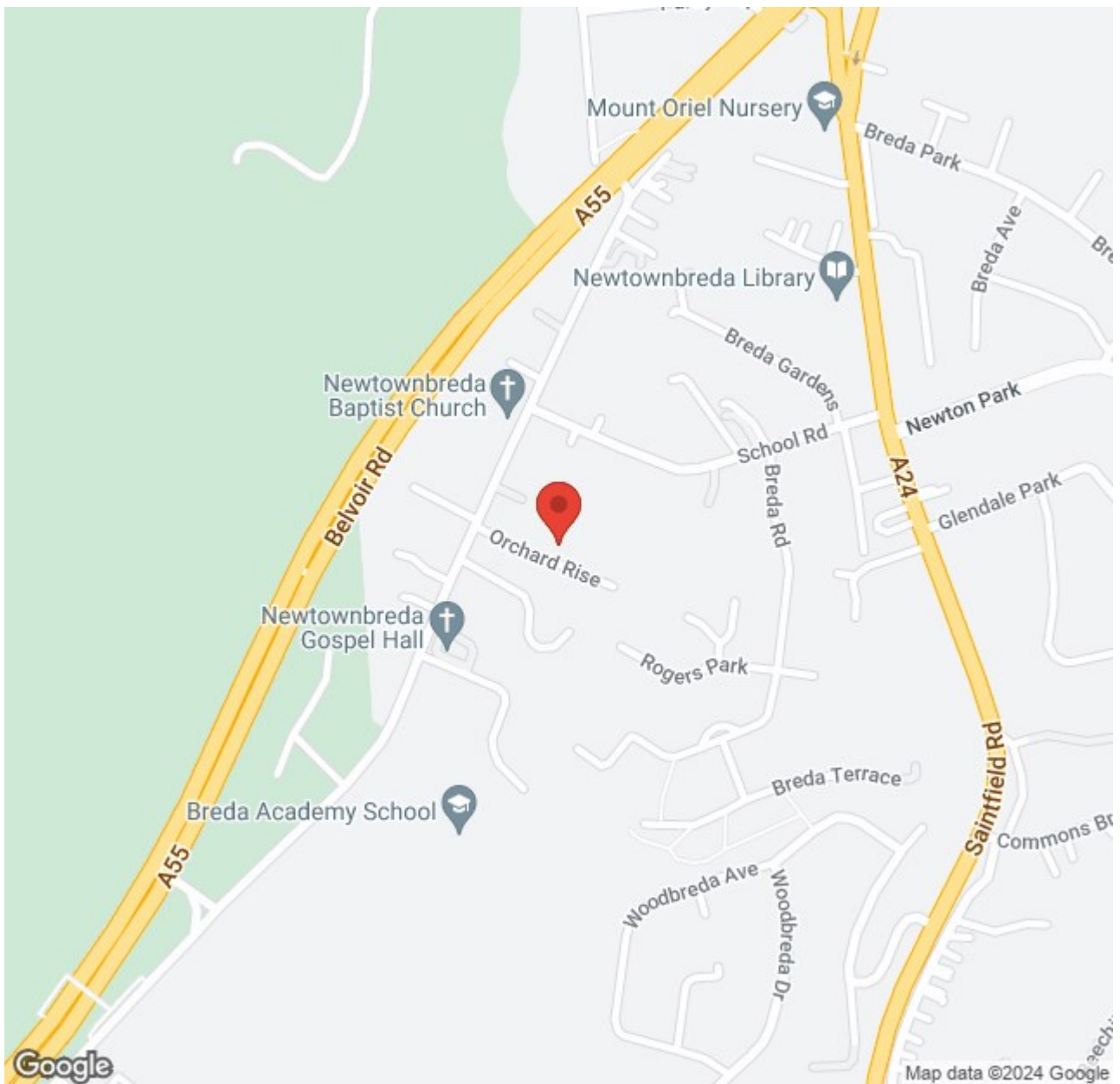
£190,000. Rates Payable = £1653.00 per annum (approx)











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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