



# 55 HOUSTON PARK

Belfast, BT5 6AT

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*Offers around* **£250,000**



DETACHED BUNGALOW | 3 🏠 | 1 🚗 | 2 📺

We are delighted to bring to the market this bright and attractive detached bungalow, located in a highly sought after area. Situated on a great site with lots of potential.

## KEY FEATURES

- Well Maintained Detached Bungalow Occupying A Generous Site in A Highly Desirable Location
- Convenient to Orangefield Park and Some Local Leading Primary and Post Primary Schools
- Potential To Convert the Roofspace Subject To Relevant Planning and Building Control Regulations
- Spacious Reception Hall
- Bright and Spacious Lounge
- Fully Fitted Kitchen with Range of High and Low Level Units and Informal Dining Area
- Three Well Appointed Bedrooms
- Family Bathroom with Coloured Suite
- Driveway with Ample Private Off Street Parking
- Detached Garage
- Good Sized Private Rear Garden
- Oil Fired Central Heating
- Broadband Speed – Ultrafast



## ROOM DETAILS

### *Ground Floor*

- Entrance Porch
- Entrance Hall
- Lounge  
12'10" x 12'8"
- Kitchen  
14'10" x 9'7"
- Bedroom One  
13'10" x 9'11"
- Bedroom Two  
12'10" x 12'8"
- Bedroom Three  
12'8" x 8'11"
- Bathroom
- Rear Hallway

### *Outside*

- Driveway
- Detached Garage
- Concrete Patio Area



## DIRECTIONS

*Travelling along Castlereagh Road in the direction of Belfast City Centre, Houston Park is on your right hand side. No 55 is almost the end of the road on the right hand side, overlooking the playing fields.*



## THE LOCAL AREA

*East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.*



ENERGY EFFICIENCY RATING		
	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		67
39-54 <b>E</b>		
21-38 <b>F</b>	34	
1-20 <b>G</b>		
<i>NOT energy efficient - higher running costs</i>		

Scan QR Code - for floor plans and to arrange a viewing.



## OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

