



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

15 Houston Drive,
Belfast,
County Antrim, BT5

Offers Over: £249,950

 **Reeds Rains**

reedsrains.co.uk

15 Houston Drive, Belfast, County Antrim, BT5

Offers Over: £249,950

EPC Rating: D

Houston Drive is a highly regarded and much admired residential address in East Belfast.

This quiet location is well renowned for falling within the catchment area to a superb selection of schooling for all ages.

Local parks, walkways, regular public transport links & Lisnasharragh Leisure Centre are all within walking distance whilst Tesco Superstore at Castlereagh, Ballyhackamore Village and direct access in and out of Belfast City Centre are also close to hand.

Number 15 Houston Drive is a charming red brick semi-detached which boasts bright, extended and very well maintained accommodation throughout.

Of particular note is the large, private garden to rear which is perfect for outdoor entertaining and for children at play in the Spring / Summer months.

Boasting many selling points throughout, early consideration to view comes strongly recommended.

uPVC Front Door With Glazed Inset To...

Welcoming Entrance Hall

Recessed spotlighting. Under stairs storage.

Lounge

12'3" / 10'9" (3.73m / 3.28m)

Recessed spotlighting.

Family Room

19'2" / 10'9" (5.84m / 3.28m)

Feature fire place with electric fire inset.

Recessed spotlighting. uPVC sliding door to...

Sun Room

17'8" / 8'4" (5.38m / 2.54m)

Ceramic tiled flooring. uPVC door to side and uPVC French doors to enclosed rear garden.

Stunning Fitted Kitchen

14'2" / 7'8" (4.32m / 2.34m)

One and 1/2 bowl Franke sink unit with chrome dual mixer tap. Excellent range of high and low soft closing units with wood effect work surfaces with up stand. Integrated four ring electric hob and built in oven with overhead extractor hood. Integrated fridge / freezer. Space for pellet burner. Recessed spotlighting. Concealed strip lighting. Ceramic tiled flooring.

First Floor

Bedroom One

11'9" / 9'8" (3.58m / 2.95m)

Built in double wardrobe. Recessed spotlighting.

Bedroom Two

11'9" / 9'8" (3.58m / 2.95m)

Built in double wardrobe.

Bedroom Three

8'7" / 7'4" (2.62m / 2.24m)

White Family Bathroom Suite

Comprising panelled bath with chrome dual mixer tap. Electric shower unit with telephone hand shower. Shower screen. Pedestal wash hand basin with chrome dual mixer tap. Dual flush w/c. Fully tiled walls. Ceramic tiled flooring. Recessed spotlighting.

Landing

Access to roof space via slingsby ladder...

Fully Floored Roofspace

14'2" / 11'10" (4.32m / 3.6m)

Storage in the eaves. Light and power. Velux window.

Outside

Well tended garden to front. Brick paviour driveway car parking for four + cars. Side access. Large private enclosed garden to rear bordered by fencing and hedging in lawn, flower beds and shrubbery. Outside tap / light. uPVC oil tank.

Detached Garage

20'1" / 9'8" (6.12m / 2.95m)

With up and over door. Plumbed for washing machine. Oil fired boiler.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

For full EPC please contact the branch.

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 purposes only.