

Tim Martin
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6 Campbell Chase
Belfast
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Offers Around
£435,000

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SUMMARY

A well presented detached family home, situated in this exclusive development of only 7 houses, within this much sought after area of East Belfast.

The property is fitted with oil fired central heating and uPVC double glazing and boasts well appointed accommodation, perfect for the growing and established families. On the ground floor, a spacious reception hall makes way to the lounge with open fire, family room and dining room/playroom, fitted kitchen with dining area, utility room and separate WC. The first floor enjoys five excellent sized bedrooms, including the principal bedroom with dressing area and ensuite shower room and a family bathroom fitted with a white suite.

Outside a spacious driveway leads to the integral double garage, whilst enclosed rear gardens are laid out in lawn with paved patio area, providing excellent entertaining space for all the family.

The location of this family home couldn't be better – an excellent range of primary and secondary schools are all within close proximity including Campbell College, Strathearn Grammar School and Strandtown primary school. Ballyhackamore and Belmont are only a short distance away with boasting a wealth of restaurants, pubs, shops and cafes as too is Stormont Estate and Knock Golf Club. The Glider and an excellent road network provide ease of access into Belfast city centre.

FEATURES

- Well Presented Detached Family Home Situated Within This Quiet Residential Area
- Five Excellent Sized Bedrooms Including Principal Bedroom With Dressing Area And Ensuite Shower Room
- Three Reception Rooms
- Fitted Kitchen With Spacious Dining Area
- Utility Room And Downstairs WC
- Family Bathroom Fitted With A White Suite
- Oil Fired Central Heating And uPVC Double Glazing
- Spacious Driveway Leading To Integral Double Garage
- Close Proximity To Campbell College, Strathearn Grammar School And Strandtown Primary School
- Ballyhackamore And Belmont Are Close By Boasting A Wealth Of Pubs, Restaurants, Cafes And Shops

Entrance Porch 16'0 x 10'3 (4.88m x 3.12m)

Glazed uPVC entrance door; tiled floor.

Lounge 19'11 x 14'8 (6.07m x 4.47m)

Glazed uPVC door; pine wood strip floor; under stairs storage cupboard.

WC 6'1 x 3'1 (1.85m x 0.94m)

White suite comprising, low flush wc; pedestal wash hand basin with chrome taps; extractor fan; pine wood strip floor.

Lounge 19'11 x 14'8 (6.07m x 4.47m)

Cast iron style fireplace with feature tiled inset, open fire, slate hearth and oak fire surround; pine wood strip floor.

Family Room / Playroom 12'7 x 10'6 (3.84m x 3.20m)

Pine wood strip floor.

Living Room 12'7 x 10'6 (3.84m x 3.20m)

Pine wood strip floor.

Kitchen 18'6 x 14'8 (max measurements) (5.64m x 4.47m (max measurements))

Good range of wood laminate high and low level cupboards and drawers incorporating 1½ tub sink unit with mixer taps; space for electric cooker with concealed extractor unit over; space for fridge/freezer; Hotpoint dishwasher; formica worktops; tiled splashback; pine wood strip floor.

Utility Room 7'9 x 6'7 (2.36m x 2.01m)

Single drainer stainless steel sink unit with mixer taps; space and plumbing for washing machine and tumble dryer; formica worktops; tiled splashback; access to integral garage.

First Floor / Landing

Access to roofspace; hotpress with Heatrae Sadia Megaflow hot water tank.

Bedroom 1 12'7 x 10'7 (3.84m x 3.23m)**Bedroom 2 12'5 x 9'8 (3.78m x 2.95m)****Principal Bedroom 17'2 x 12'7 (5.23m x 3.84m)**

Telephone connection point.

Dressing Room 7'10 x 3'8 (2.39m x 1.12m)**En-Suite Shower Room 7'10 x 6'6 (2.39m x 1.98m)**

White suite comprising, separate tiled shower cubicle with Aqualisa thermostatically controlled shower unit with wall mounted telephone shower attachment; fitted sliding shower doors; close coupled wc; pedestal wash hand basin with mixer tap.

Bathroom 10'7 x 7'9 (3.23m x 2.36m)

White suite comprising, panel bath with mixer taps; close coupled wc; bidet; pedestal wash hand basin with mixer taps; separate tiled shower cubicle with Aqualisa thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted folding shower door; part tiled walls; extractor fan.

Bedroom 4 10'8 x 10'6 (3.25m x 3.20m)**Bedroom 5 11'2 x 10'7 (3.40m x 3.23m)**

Outside

Driveway leading to:-

Integral Double Garage 21'0 x 18'6 (6.40m x 5.64m)

Electric roller shutter door; light and power points; Warmflow oil fired boiler; Glazed uPVC door to rear.

Gardens

Front gardens are laid out in lawn; enclosed rear gardens laid out in lawn with a paved patio area; mature hedging and trees; outside lights and water tap; PVC oil fired tank.

Tenure

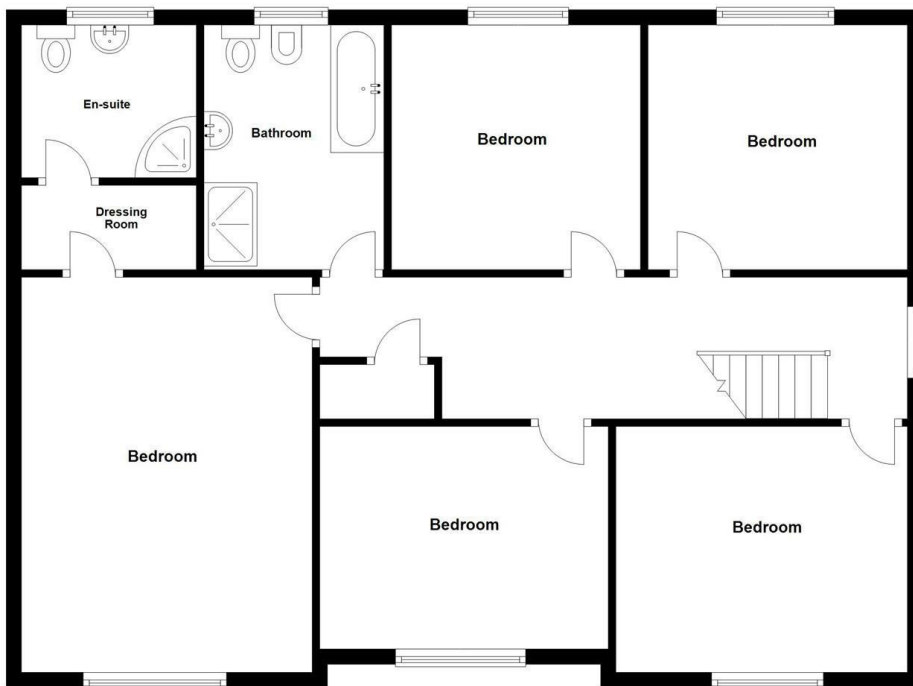
Leasehold

Capital / Rateable Value

£415,000. Rates Payable =£3639.20 per annum (approx)

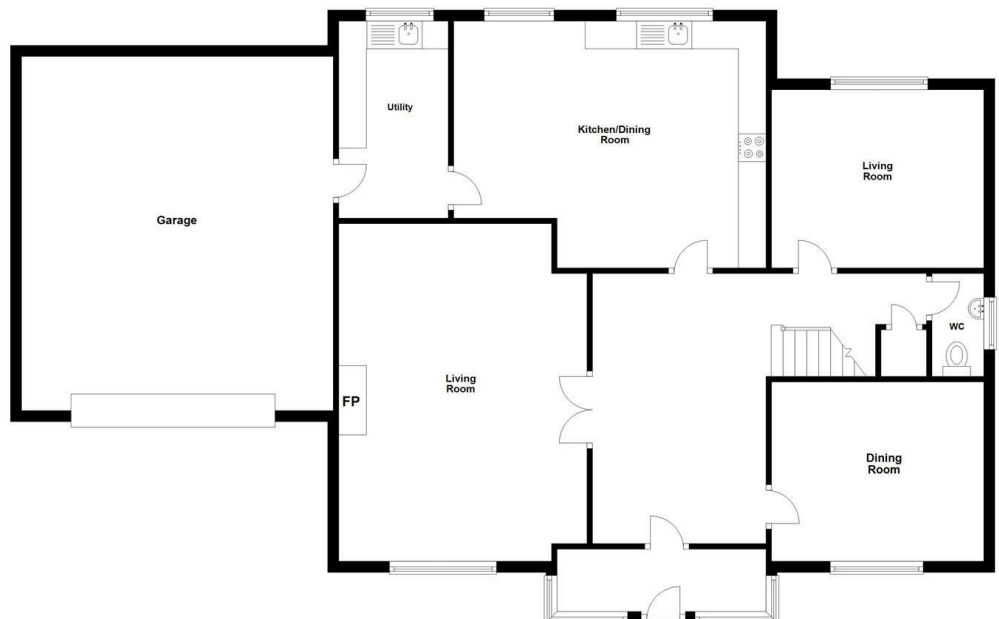
First Floor

Approx. 98.6 sq. metres (1061.5 sq. feet)



Ground Floor

Approx. 149.3 sq. metres (1606.7 sq. feet)



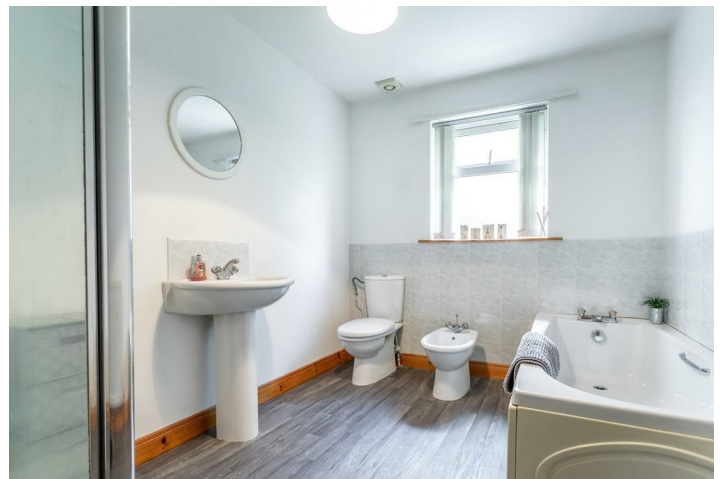
Total area: approx. 247.9 sq. metres (2668.3 sq. feet)

Photography and Floor Plans by houseflyni.co.uk
Plan produced using PlanUp.





6 Campbell Chase, Belfast


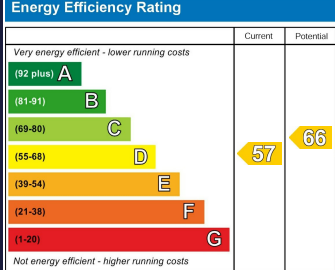








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