ULSTER PROPERTY SALES
UPS

LISBURN ROAD BRANCH
601 Lisburn Road, Belfast, BT9 7GS

028 9066 1929
lisburnroad@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE

11 Hillside Drive, Belfast, BT9 5EJ

Price Guide £425,000

We are pleased to offer for sale this beautifully presented semi - detached home located in the ever popular Stranmillis area of South Belfast. The bright and spacious accommodation makes an ideal family home with excellent accommodation comprising lounge, dining room, modern kitchen with casual dining area, three bedrooms and luxury family bathroom suite. Outside, there is a private south facing garden to rear in lawn with patio area, front garden in lawn, detached garage and spacious driveway providing ample car parking. This home is finished to a beautiful standard throughout and requires nothing other than moving straight in. Occupying an excellent position and within walking distance to a host of amenities including Stranmillis Primary School, Stranmillis Boat Club, the Lagan Towpath & the shops & cafés of Stranmillis village we encourage internal viewing.

- Beautifully Presented Semi Detached Home
- Two Reception Rooms (Lounge With Open Fire)
- Contemporary Bathroom Suite
- Enclosed South Facing Garden To Rear, Front Garden In Lawn
- Sought After Location Close To Leading Schools, Tow Path & Many Other Amenities

- Three Good Sized Bedrooms
- Modern Kitchen With Range Of Integrated Appliances
- Gas Fired Central Heating / PVC Double Glazing
- Spacious Driveway, Detached Garage

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		68
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Northern Ireland

EU Directive
2002/91/EC

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

ENTRANCE
Composite front door with glass panels and side glass panel.

RECEPTION HALL

Wood flooring.

LOUNGE 18'8" x 10'5" (5.7 x 3.2)

Wood flooring, open fire with granite hearth & sandstone surround.

DINING ROOM 11'5" x 10'5" (3.5 x 3.2)

Wood flooring.

KITCHEN 14'9" x 10'11" (4.5 x 3.35)

Extensive range of high and low level units, integrated dishwasher & fridge / freezer, plumbed for washing machine, 4 ring hob, concealed extractor fan, integrated double oven, recessed spotlighting, tiled flooring. Storage under stairs.

REAR HALL
Storage.

ON THE FIRST FLOOR

BEDROOM ONE 18'8" x 10'5" (5.7 x 3.2)

Wood flooring, excellent range of built in robes.

BEDROOM TWO 14'1" x 10'5" (4.3 x 3.2)

BEDROOM THREE 13'1" x 6'2" (4.0 x 1.9)
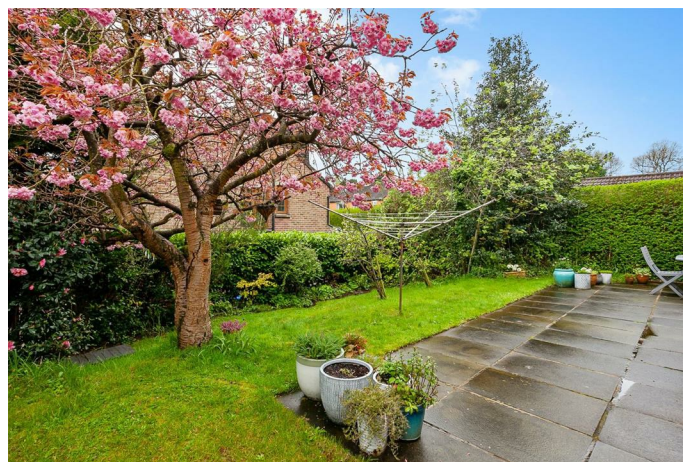

BATHROOM

Panel bath with electric shower over, wash hand basin with vanity unit below, low flush W.C, part tiled walls, tiled flooring.

OUTSIDE

Enclosed south facing rear garden in lawn surrounded by mature shrubs & trees, front garden in lawn, Driveway.
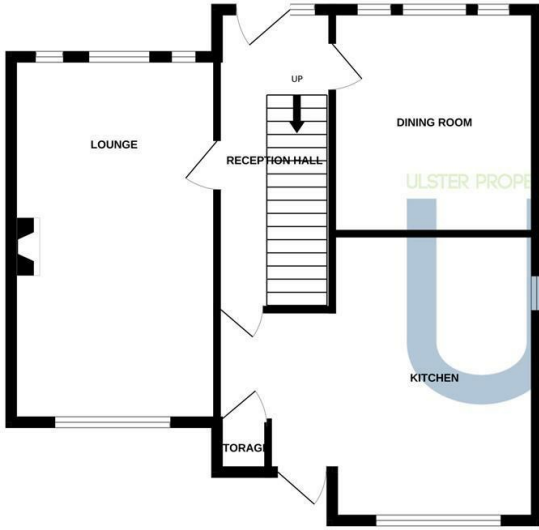

DETACHED GARAGE
Up & over door.

Floor Plan

GROUND FLOOR

LOUNGE

RECEPTION HALL

UP

DINING ROOM

KITCHEN

STORAGE

1ST FLOOR

BEDROOM 3

BEDROOM 2

BEDROOM 1

DOWN

LANDING

BATHROOM

Ulster Property Sales
UPS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Area Map
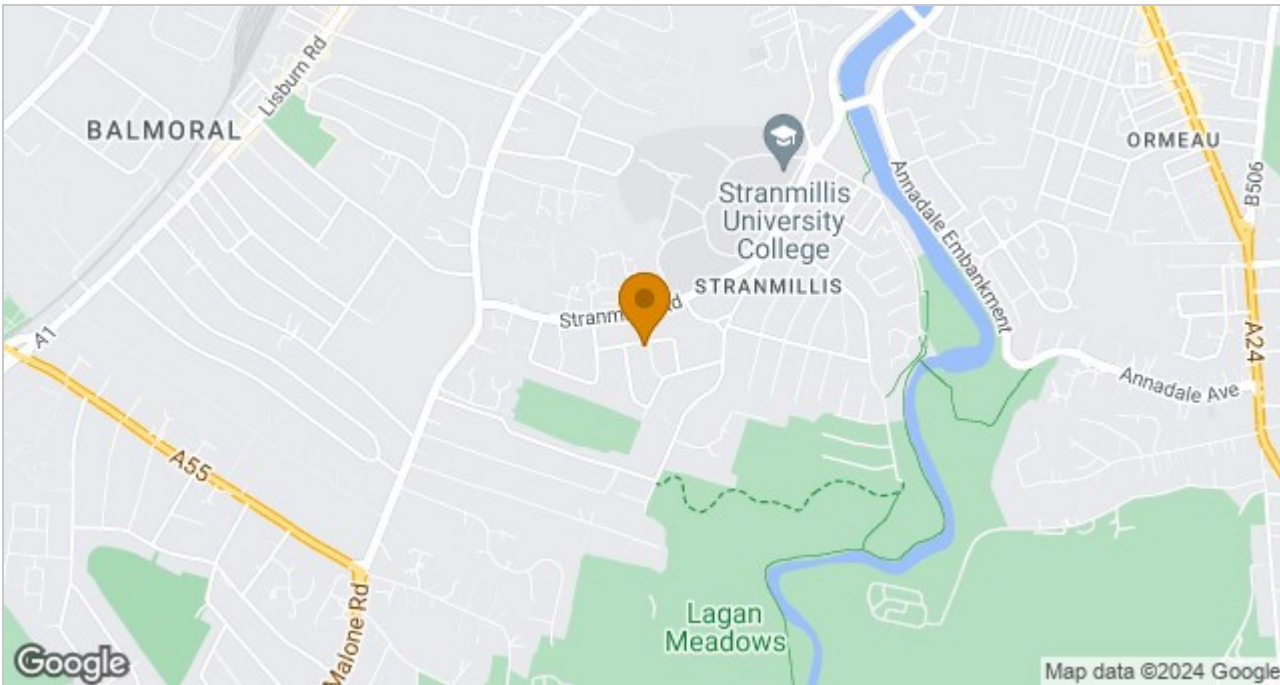
ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN 028 9060 5200	BALLYNAHINCH 028 9756 1155	CAUSEWAY COAST 0800 644 4432	FORESTSIDE 028 9064 1264	NEWTOWNARDS 028 9181 1444
BALLYHACKAMORE 028 9047 1515	BANGOR 028 9127 1185	CAVEHILL 028 9072 9270	GLENGORMLEY 028 9083 3295	RENTAL DIVISION 028 9070 1000
BALLYMENA 028 2565 7700	CARRICKFERGUS 028 9336 5986	DOWNPATRICK 028 4461 4101	MALONE 028 9066 1929	

The Property Ombudsman SALES

OFT Approved code