



This handsome period double-fronted detached family home occupies a generous site on this, one of East Belfast's most highly regarded, tree lined avenues.

Located just off the North Road, a range of leading primary and secondary schools is therefore close at hand. Excellent local amenities in both Ballyhackamore and Bloomfield are also within a short stroll.

Extended to the rear, the kitchen is open plan to living and dining areas which makes it an ideal focal point for modern living. This in turn leads out to the delightful private and enclosed rear garden which enjoys secure access onto the Comber Greenway.

Offers Over  
£495,000

58 Martinez Avenue,  
BELFAST,  
BT5 5LY

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Viewing by  
appointment with  
& through agent  
028 9065 0000

- Handsome detached family home on popular tree lined avenue
- Many original period features retained
- Lounge with feature Marble fireplace
- Living room with feature fireplace and access to Snug
- Solid Ash Kitchen with range of appliances and breakfast bar area
- Open plan living/dining area with access to garden
- Separate utility room/Ground floor Shower room
- Four well proportioned bedrooms
- Family Bathroom with separate WC
- Gas Central Heating/Majority Double Glazing
- Gated Entrance leading to generous driveway parking
- Detached Garage/Timber Shed
- Mature rear garden in lawn with secure access to Comber Greenway
- A short stroll from local schools, Ballyhackamore village and a Glider stop
- Price allowing for some moderate updating/No onward chain



The Property Comprises:

### Ground Floor

Feature entrance archway with tiled step to front door.

ENTRANCE HALL: Sanded and varnished floorboards, cornice ceiling, picture rail.



LOUNGE: 17' 0" x 12' 0" (5.18m x 3.66m) Feature marble fireplace with tiled inset and slate hearth, cornice ceiling, picture rail, ceiling rose, sanded and varnished floorboards.



LIVING ROOM: 14' 8" x 11' 9" (4.47m x 3.58m) Feature fireplace with tiled inset and slate hearth. Cornice ceiling, picture rail, glazed double doors to:



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SNUG: 12' 0" x 10' 08" (3.66m x 3.25m) Cornice ceiling, picture rail, ceiling rose.



KITCHEN/LIVING/DINING: 20' 8" x 18' 3" (6.3m x 5.56m) (at widest points). Bespoke hand painted solid ash kitchen with range of high and low level units, integrated fridge, one and a half bowl stainless steel sink unit, granite work surfaces, double oven with gas hob, stainless steel extractor hood, integrated dishwasher. Low voltage spotlights, tiled floor, open plan to living/dining area with tiled floor and glazed door to rear garden, double Velux windows, low voltage spotlights.





UTILITY ROOM: 7' 8" x 5' 6" (2.34m x 1.68m) Plumbed for washing machine, tiled floor, combi gas boiler, glazed door to side.

CLOAKS AREA: Sanded and varnished floorboards, access to:

SHOWER ROOM: White suite comprising pedestal wash hand basin, high flush wc, shower cubicle with rain head and telephone hand shower, chrome heated towel rail.



### First Floor Return

WC: White suite comprising vanity sink unit, low flush wc, sanded and varnished floorboards.

BATHROOM: White suite comprising free standing roll-top bath, pedestal wash hand basin, part tiled walls, sanded and varnished floorboards, shelved storage cupboard.



### First Floor

LANDING: Access to partially floored roofspace via Slingsby type ladder.





BEDROOM (1): 12' 5" x 10' 11" (3.78m x 3.33m) Cornice ceiling, picture rail, sanded and varnished floorboards.



BEDROOM (2): 11' 9" x 11' 1" (3.58m x 3.38m) Picture rail, sanded and varnished floorboards.



BEDROOM (3): 12' 0" x 10' 9" (3.66m x 3.28m) Cornice ceiling, sanded and varnished floorboards.





BEDROOM (4): 11' 10" x 10' 8" (3.61m x 3.25m)



Outside

FRONT GARDEN: Gated entrance leading to parking for multiple cars and shared driveway to garage.

GARAGE: 19' 11" x 10' 5" (6.07m x 3.18m) Double doors to front. Side access.

REAR GARDEN: Private and enclosed garden in lawn with mature trees and shrubs, pavior patio seating area, gates access to Comber Greenway, tap, light, timber shed.







58 Martinez Avenue, Belfast



## Location:

Heading countrybound on Upper Newtownards Road, turn right onto North Road. Martinez Avenue is located on right and property half way down on right.

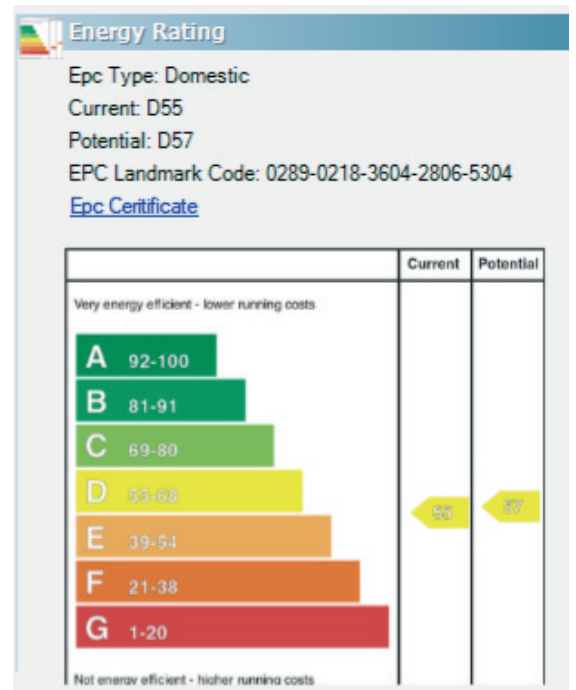
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