



68 MANNA GROVE

Belfast, BT5 6AJ

Offers over **£275,000**



DETACHED | 3  | 1  | 3 

We are delighted to bring to the market this well maintained and extended detached home, located in a prime location which will suit a wide variety of buyers, including those looking to downsize, upsize and first time buyers alike.

KEY FEATURES

- Spacious Entrance Hall
- Front Lounge with Bay Window
- Living/Dining Room with Cast Iron Fireplace
- Sunroom Extension
- Fitted Kitchen with Range of High and Low Level Units and Informal Dining Area
- Three Well Proportioned Bedrooms
- Modern White Bathroom Suite
- PVC Double Glazing
- Oil Fired Central Heating
- Detached Garage
- Excellent Private Rear Garden with Paved Patio Areas
- Convenient to Orangefield Park and Some Local Leading Primary and Post Primary Schools
- Chain Free
- Early Viewing Highly Recommended



ROOM DETAILS

Ground Floor

- Entrance Hall
- Lounge
14' x 11'11"
- Living/Dining Room
13'1" x 11'5"
- Kitchen
22'7" x 8'3"
- Sun Room
12'6" x 9'10"

First Floor

- Landing
- Bedroom One
14' x 11'1"
- Bedroom Two
11'5" x 11'1"
- Bedroom Three
8'6" x 7'1"
- Bathroom

Outside

- Paved Driveway
- Detached Garage
- Garden to Rear
- Paved Patio Area
- Outhouse



DIRECTIONS

Travelling along Grand Parade in the direction of Castlereagh Road, turn left before the traffic lights onto Orby Drive. Manna Grove is the 2nd road on the left. No 68 is the first house on the right in the corner.



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		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D		
39-54 E	47	60
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

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



OUR BRANCHES

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