

For Sale

Asking Price: £275,000

SimonBrien



7 Brooke Hall Mews,
Belfast, BT8 6WW

[simonbrien.com](https://www.simonbrien.com)

Description

The Four Winds/Saintfield Road area of South East Belfast is an extremely popular residential location which is favoured by young families and first time buyers who appreciate the ease and convenience of a host of amenities including shopping at Forestside, local schooling and transport routes to and from the city centre and other surrounding towns.

This particular semi-detached family home has exceptionally well maintained accommodation throughout of generous proportions, providing three bedrooms, spacious living room, kitchen with dining, downstairs cloakroom together with modern bathroom and ensuite. In addition, the property is positioned on a pleasant site with generous gardens to rear and driveway parking to the front.

Semi-detached homes in this area have consistently proved popular and we have no hesitation in encouraging an appointment to view at your earliest convenience through our Lisburn Road office on 028 9066 8888.

Accommodation

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Hardwood Door to Entrance Hall, tiled floor

LIVING ROOM:

17' 6" x 10' 9" (5.33m x 3.28m) Wood burning stove

CLOAKROOM:

Low flush WC, wash hand basin



KITCHEN/DINING:

18' 3" x 12' 8" (5.56m x 3.86m)

Kitchen – High and Low Level units, inset sink, central island, granite worktops, 4 ring gas hob, electric oven, integrated dishwasher, washing machine and fridge freezer, tiled floor, double doors to rear garden



Special Features & Services

- Attractive Recently Constructed Semi-Detached Family Home
- Exceptionally Well Presented Accommodation Throughout
- Three Generous Bedrooms
- Spacious Living Room With Wood Burning Stove
- Modern Kitchen with Full Range of Appliances Open To Dining Area
- Downstairs Cloakroom
- Contemporary Bathroom And Ensuite
- Gas Fired Central Heating
- Double Glazing
- Generous Gardens To Rear In Lawns And Patio With Ample Driveway Parking
- Popular And Much Sought After Residential Location Close To Belfast City Centre, Local Amenities, Schooling And Forestside Shopping Centre



FIRST FLOOR

LANDING: Storage cupboard, access to floored roofpace

BEDROOM (1): 11' 2" x 10' 8" (3.4m x 3.25m)

ENSUITE: Fully Tiled Shower Enclosure, overhead shower, telephone hand shower, low flush WC, wash hand basin

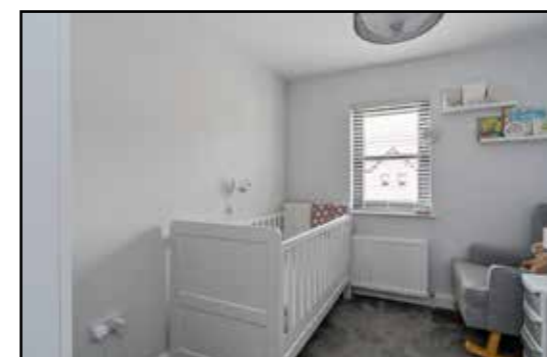


BEDROOM (2):

13' 3" x 9' 5" (4.04m x 2.87m)

BEDROOM (3):

9' 9" x 8' 5" (2.97m x 2.57m)

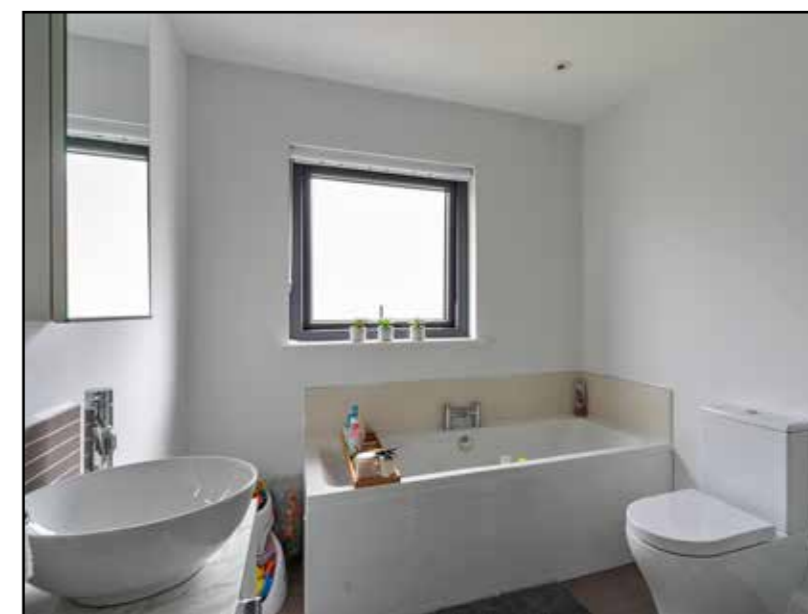


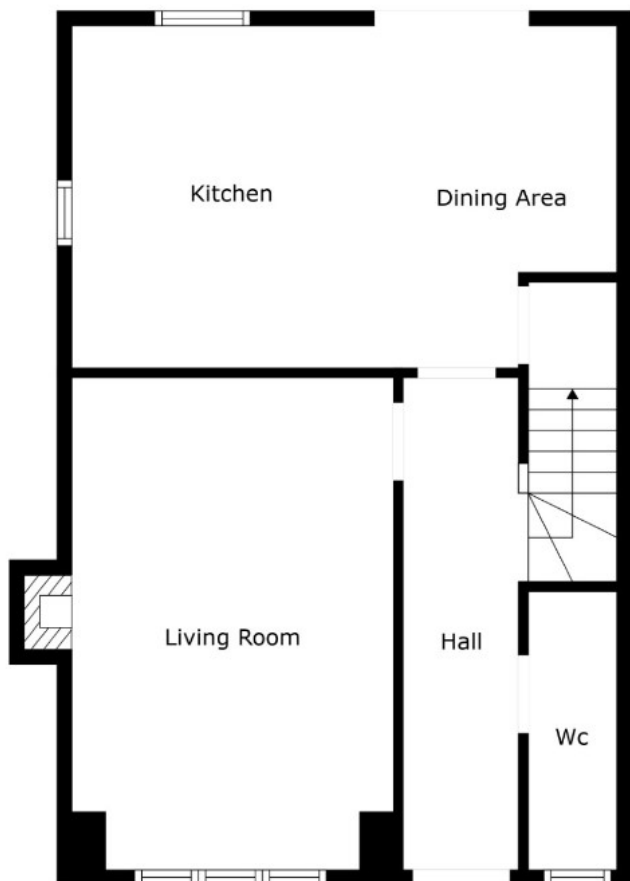
BAHROOM:

White suite, panelled bath, mixer taps, separate shower enclosure, low flush WC, wash hand basin vanity unit

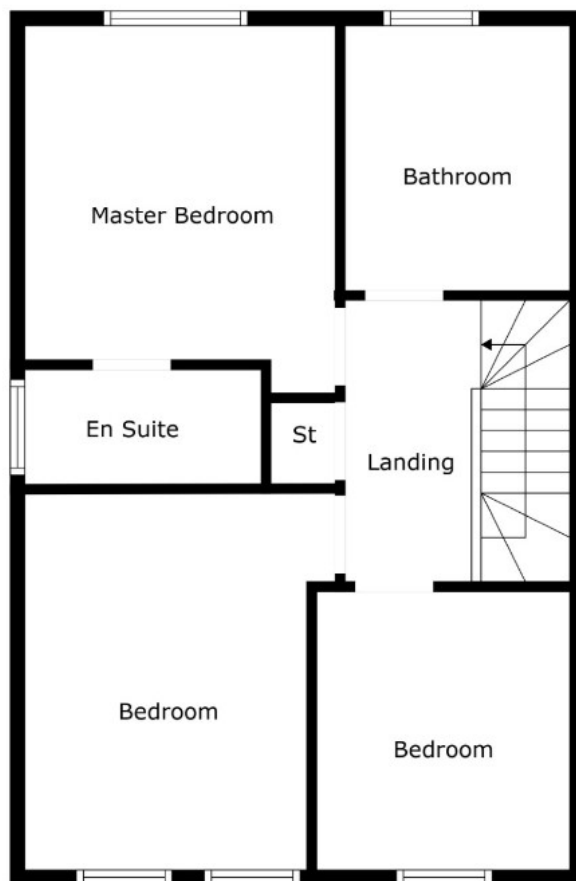
OUTSIDE

Enclosed gardens to rear, driveway parking





Floor 1



Floor 2

VALUER

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MORTGAGE ADVICE

For free independent advice on mortgages talk to
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