



7 Beechmount Park, Belfast, BT10 0GZ

Price Guide £250,000

This beautifully presented semi-detached home is situated just off the Upper Lisburn Road in South Belfast. The accommodation comprises front living room with attractive open fire, dining room with open aspect to contemporary fitted kitchen, three bedrooms and shower room. Externally, there is a driveway to front providing off street parking and a large private, south facing garden to rear with two patio areas. Further benefits include gas fired central heating and PVC double glazed windows. Located close to a range of local amenities this home will appeal to range of prospective purchasers such as first time buyers and young families alike.

- Beautifully Presented Semi-Detached Home In A Popular & Convenient Location
- Front Living Room With Open Fire
- Modern Shower Room
- Large Enclosed South Facing Garden to Rear With Patio Areas
- Sought After Residential Location Convenient To Shops, Transport Links & The Lisburn Road / Finaghy
- Three Bedrooms
- Dining Room With Open Aspect To Contemporary Fitted Kitchen
- Gas Fired Central Heating, PVC Double Glazed Windows
- Driveway To Front Providing Off Street Parking

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 64 | 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

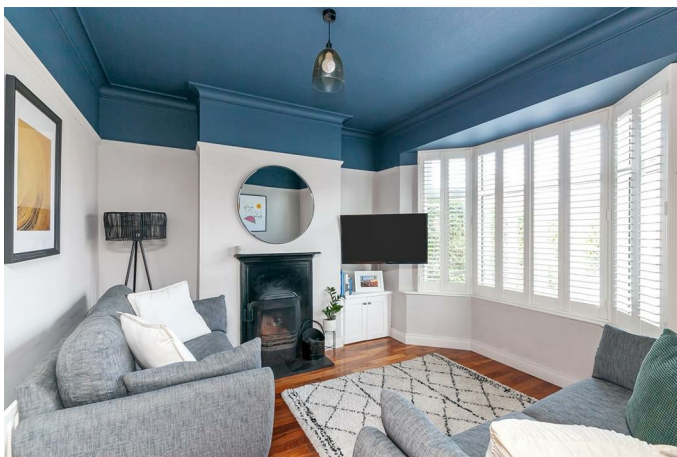
Hardwood front door with stained glass inset.

RECEPTION HALL



Solid wood floor.

LIVING ROOM 11'5" x 11'1" (3.5 x 3.4)



Attractive fireplace with open fire, picture rail, cornicing, solid wood floor.



DINING ROOM 13'1" x 8'10" (4.0 x 2.7)



Exposed brick fire surround, solid wood floor, picture rail. Storage under stairs.



KITCHEN 16'4" x 6'10" (5.0 x 2.1)



Excellent range of high and low level units, integrated fridge / freezer, integrated dishwasher, Franke sink unit with mixer tap, tiled floor, part tiled walls, recessed spotlighting, double PVC doors to enclosed rear garden.

ON THE FIRST FLOOR

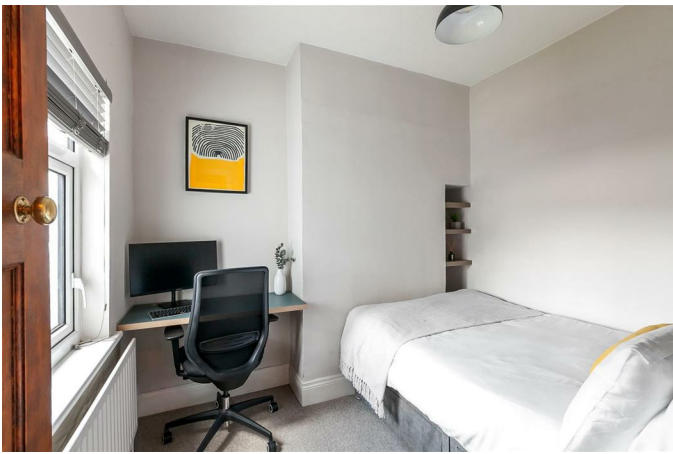
Storage cupboard off landing.

BEDROOM ONE 11'1" x 9'10" (3.4 x 3.0)



Picture rail.

BEDROOM TWO 8'10" x 7'6" (2.7 x 2.3)



BEDROOM THREE 7'6" x 5'10" (2.3 x 1.8)



SHOWER ROOM



Contemporary white suite comprising low flush W.C, wash hand basin with storage below, enclosed shower, fully tiled walls, tiled floor.

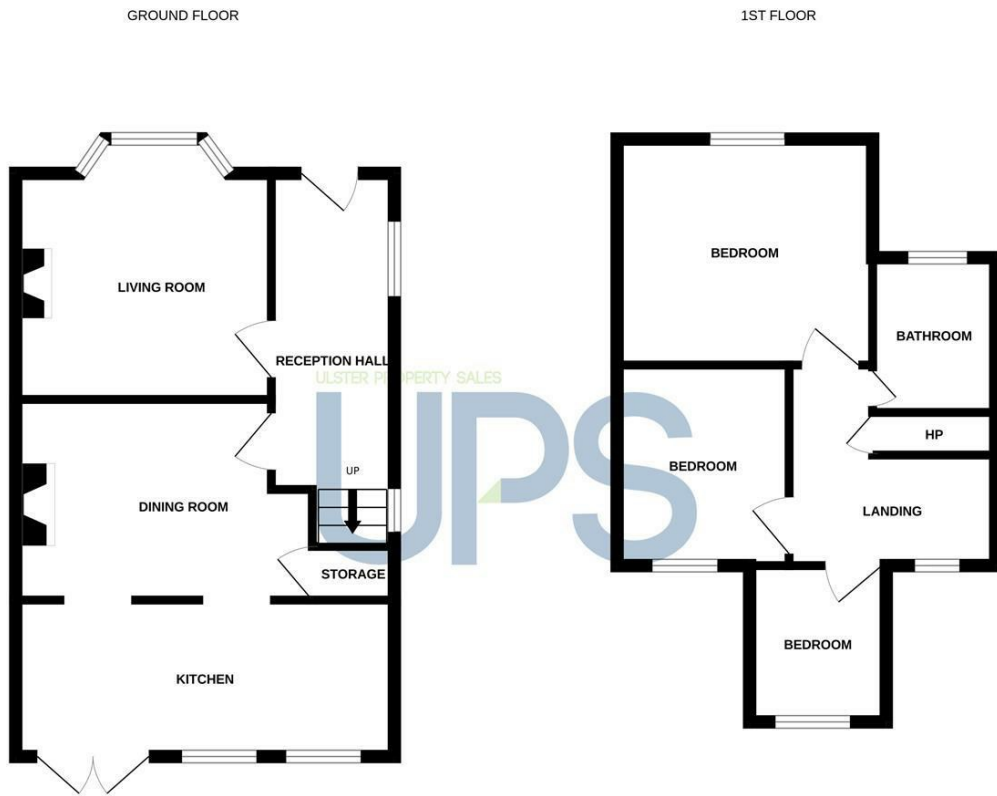
OUTSIDE



Beautiful south facing garden to rear in lawn with two patio areas. Driveway to front providing off street parking.

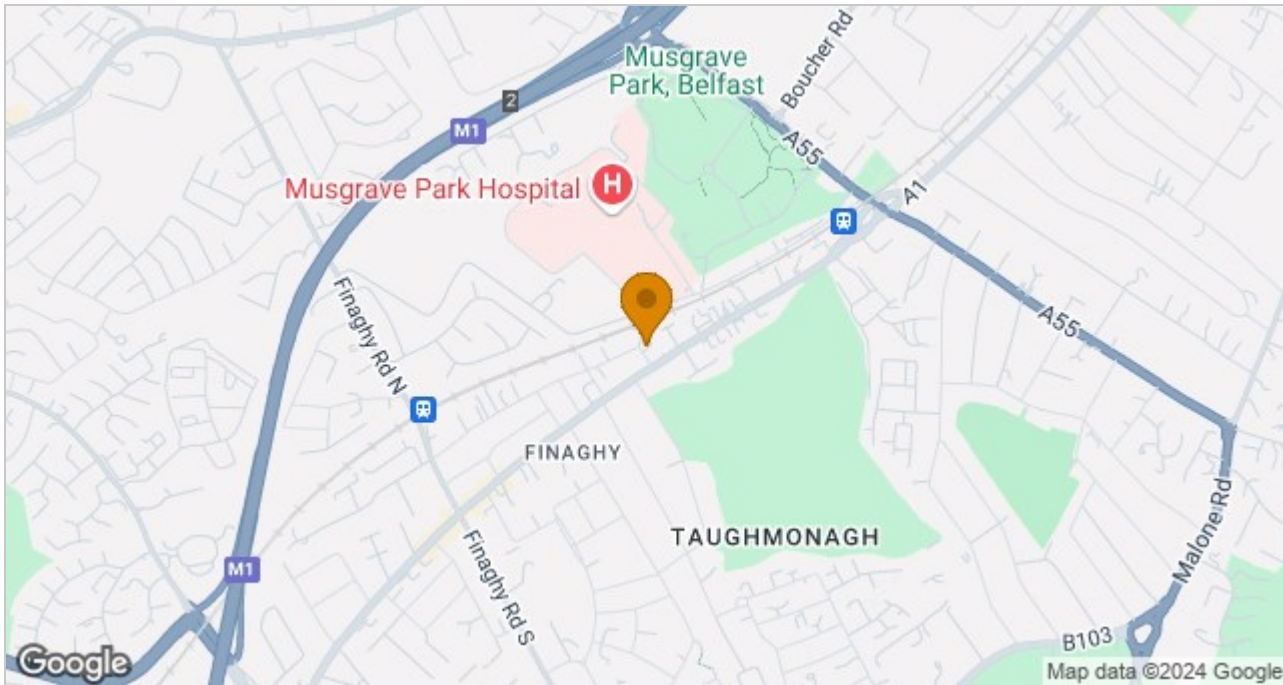


Floor Plan



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.
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Area Map



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