



### 37 Bristow Park, Belfast, BT9 6TG

**Price Guide £525,000**

This detached home is located on the popular Bristow Park just off Balmoral Avenue in South Belfast. The accommodation is bright and spacious throughout and comprises two reception rooms, kitchen / dining, cloakroom, W.C, four spacious bedrooms and shower room. Externally, the property benefits from a private garden to rear in lawn with patio area, detached garage and spacious driveway providing ample parking. Oil fired central heating & partial double glazing are both in place. Located within close proximity to many amenities including leading schools, excellent transport links and the shops & cafes of the Lisburn Road, viewing is recommended.

- Detached House In A Popular Residential Location
- Kitchen / Dining
- Four Good Bedrooms
- Priced To Allow For Modernisation
- Chain Free
- Two Reception Rooms
- Cloakroom & Ground Floor W.C
- Enclosed Rear Garden In Lawn With Patio / Detached Garage
- Part Double Glazed / Oil Fired Central Heating

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	23	
(1-20)	G		48
Not energy efficient - higher running costs			
Northern Ireland			

EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE PORCH**

Hardwood front door with glass panel.

**RECEPTION HALL**



Original wood floor. Storage under stairs.

**LOUNGE 15'5" x 11'9" (4.7 x 3.6)**



Dual aspect.

**LIVING ROOM 11'9" x 10'9" (3.6 x 3.3)**



**KITCHEN / DINING 20'4" x 10'9" (6.2 x 3.3)**



Range of high and low level units, wall mounted double oven, stainless steel sink unit with mixer tap.

**CLOAKROOM**

Solid wood floor.

**W.C**

Low flush W.C, wash hand basin.

**ON THE FIRST FLOOR**



**BEDROOM ONE 17'0" x 10'2" (5.2 x 3.1)**



**BEDROOM TWO 14'5" x 9'10" (4.4 x 3.0)**



Dual aspect.

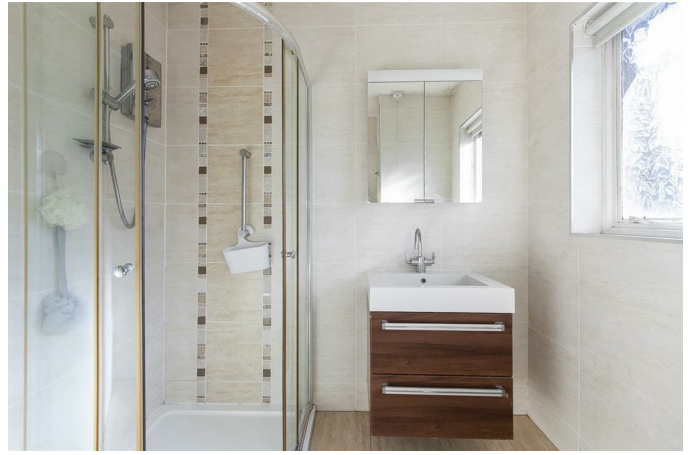
**BEDROOM THREE 11'9" x 10'9" (3.6 x 3.3)**



**BEDROOM FOUR 9'6" x 6'10" (2.9 x 2.1)**



**SHOWER ROOM**



White suite comprising low flush W.C, wash hand basin with vanity unit below, walk in shower.

**OUTSIDE**



Enclosed rear garden in lawn with patio area.



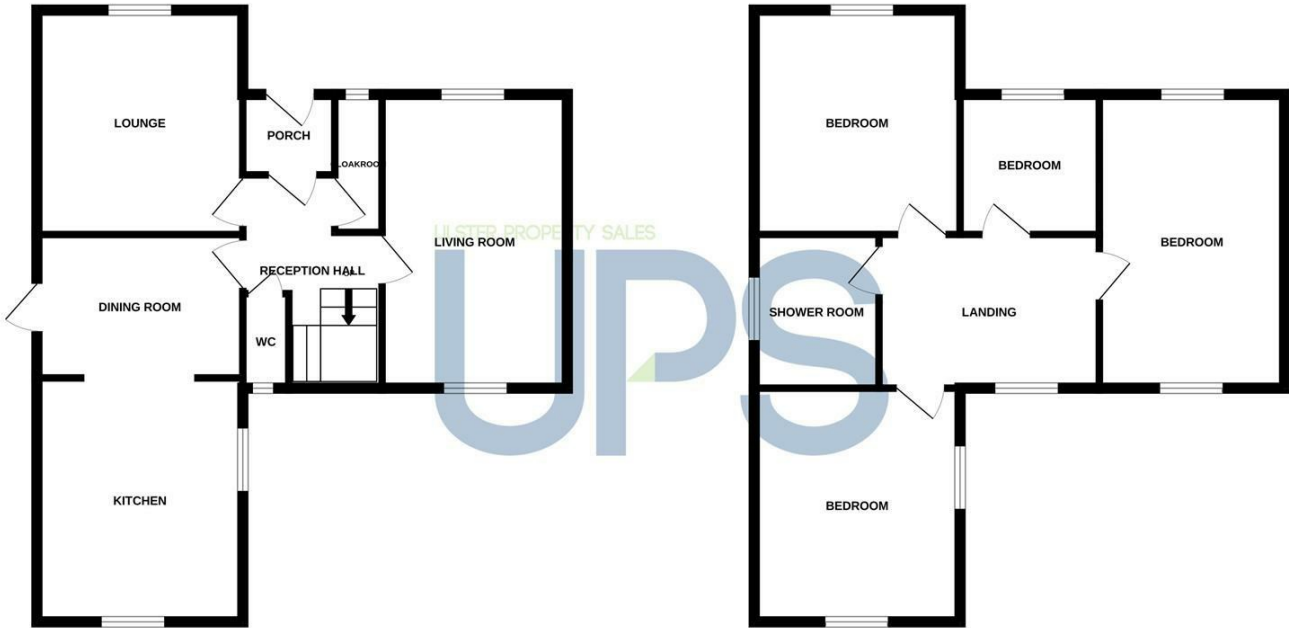
**DETACHED GARAGE**

Up & over door.

# Floor Plan

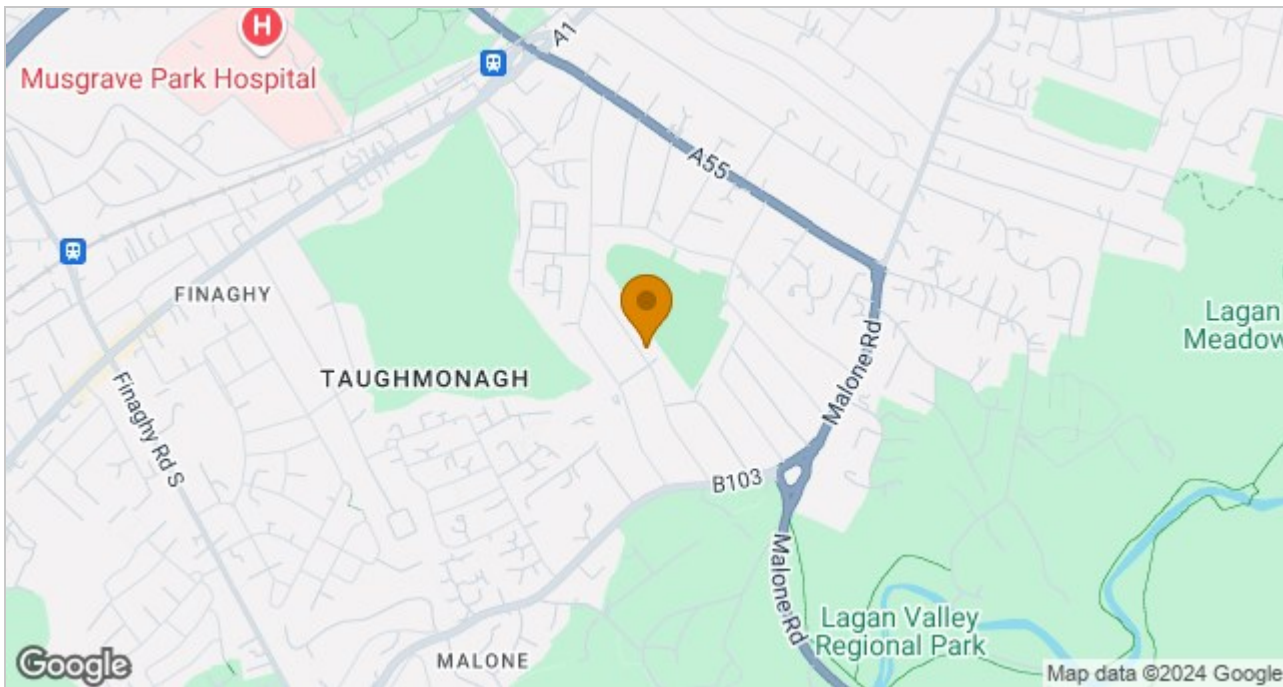
GROUND FLOOR

1ST FLOOR



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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