



## 28 Minnowburn Drive, Belvoir Park, Belfast, BT8 7QJ

**Asking Price £120,000**

28 Minnowburn Drive is located in a highly convenient and sought after setting, close to many amenities that include shops, churches, and leading schooling for all age groups, bus and arterial routes into and out of the City. Although this property requires some cosmetic modernisation, it has been priced accordingly, leaving the next purchaser the opportunity to enable the refresh and with vision, make this house a 'home'. Comprising 3 bedrooms, a comfortable lounge, fitted kitchen and 1st floor shower room, it also enjoys oil fired central heating and double glazed windows, Outside there are gardens to both the front and rear. Also situated close to Belvoir Park Forest, & Shaw's Bridge, both which are extremely popular with dog owners and those who enjoy outdoor activities. Chain free, early viewing comes recommended!

- Mid terrace home
- One reception
- 1st floor shower room
- Double glazed windows
- Cul de sac position
- Three bedrooms
- Kitchen open to dining area
- Oil fired central heating
- Good size gardens to the rear
- Chain free onward sale

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

Pvc double glazed front door leading to the entrance hall.

### Entrance hall

Tiled floor.

### Lounge 13'8 x 11'5 (4.17m x 3.48m)



Tiled fireplace with raised tiled hearth. Storage under stairs.

### Kitchen / dining 17'3 x 8'7 (5.26m x 2.62m)



Range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, part tiled walls, 4 ring hob and under oven, extractor fan, plumbed for washing machine, tiled floor, open to the dining area.

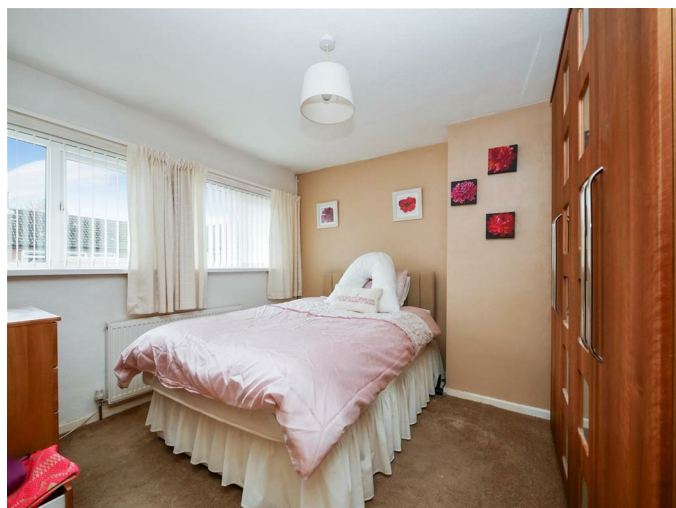
### Dining area



### 1st floor

Access to the roof space.

### Bedroom 1 11'4 x 11'2 (3.45m x 3.40m)



### Bedroom 2 11'2 x 8'7 (3.40m x 2.62m)



Built in robe.



### Bedroom 3 8'8 x 8'2 (2.64m x 2.49m)



At widest points.

### Shower room 6'3 x 5'6 (1.91m x 1.68m)



Comprising corner shower cubicle with Mira jump shower, low flush w/c, pedestal wash hand basin, fully tiled walls, wood panelled ceiling, tiled floor, hot press.

### Outside

#### Front gardens

Paved low maintenance gardens to the front.

### Rear gardens



Enclosed rear gardens laid in lawn with additional decking area, pvc oil tank, 2 outbuildings, 1 with oil fired boiler. Outside tap.

### Additional garden image

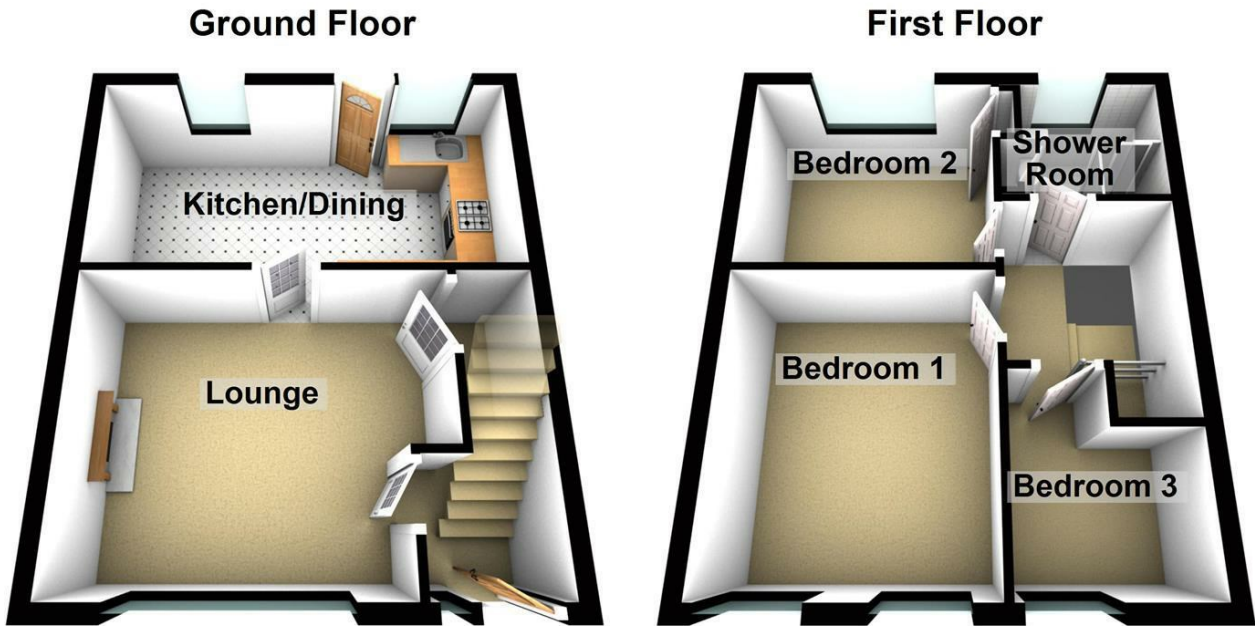


### Rear elevation



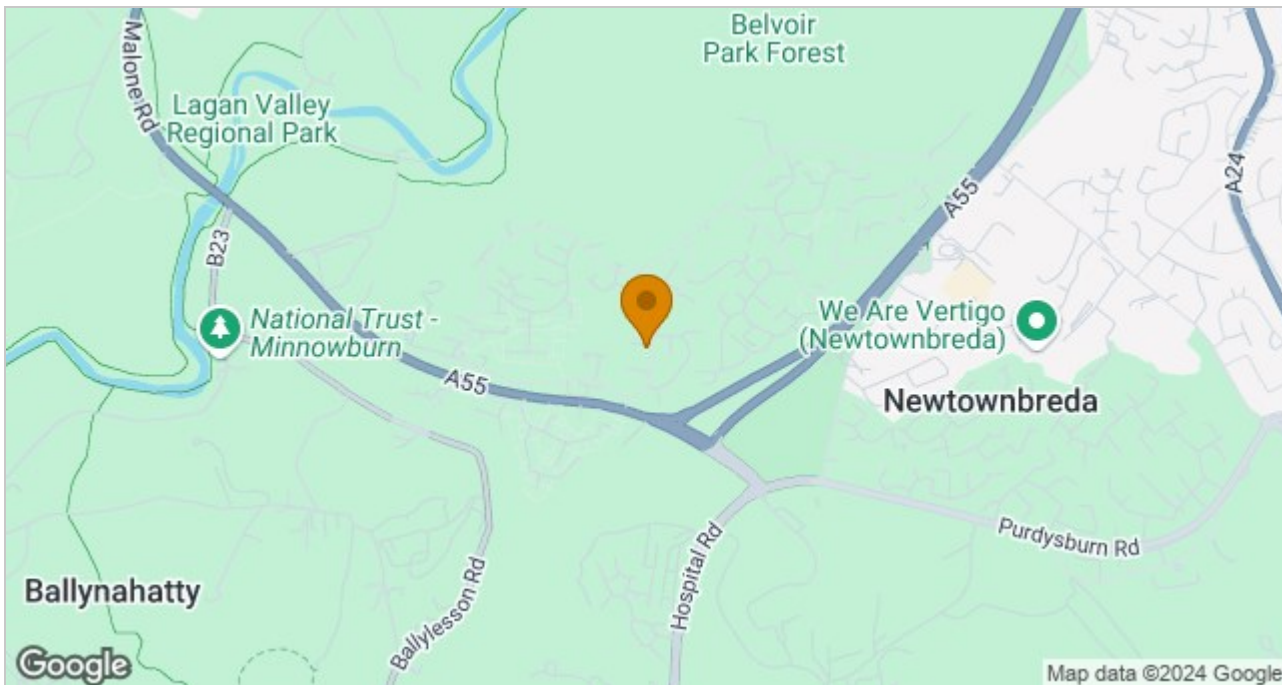


## Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYMENA  
028 2565 7700

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAUSEWAY COAST  
0800 644 4432

CAVEHILL  
028 9072 9270

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)  
©Ulster Property Sales is a Registered Trademark