



33 Blenheim Drive, Castlereagh, Belfast, BT6 9GD

Asking Price £195,000

We are delighted to offer for sale this attractive, semi detached home located just off the Castlereagh Road in the east of the city. Conveniently located, Blenheim Drive is also a desirable location that offers so much convenience to many local amenities, that include local shops, leading schools, bus and arterial routes and ease of access to Belfast City centre by either car, bus walking or cycling. The family size accommodation on offer, comprises 3 bedrooms, lounge with a separate living / dining room, a fitted kitchen with plenty of storage and finishing the accommodation is a white bathroom suite on the 1st floor. Outside it sits on a level site with off street parking to the front, and lawn gardens to the front, and also to the rear. A home that will also be chain free, immediate viewing is recommended!

- Semi detached home
- Two separate reception rooms
- White bathroom suite
- Part double glazed windows
- Gardens to the front and to the rear
- Three good size bedrooms
- Fitted kitchen
- Oil heating
- Off street parking
- Chain free onward sale

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(39-54)	E	26	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland EU Directive 2002/91/EC			

The accommodation comprises

Glass panelled double doors leading to the entrance porch.

Entrance porch

Tiled floor, Stained glass inner door and side panels leading to the entrance hall.

Entrance hall



Timber flooring. Under stairs storage.

Lounge 14'5 x 10'8 (4.39m x 3.25m)



Bay window, recessed spotlights.

Living / dining room 15'9 x 10'8 (4.80m x 3.25m)



Bay window. Tiled fireplace with raised tiled hearth.

Kitchen 17'5 x 6'1 (5.31m x 1.85m)



Range of high and low level units, single drainer 1 1/4 bowl sink unit with mixer taps, formica work surfaces, part tiled walls, extractor canopy, cooker space, plumbed for dishwasher, recessed spotlights. oil boiler.

1st floor

Bedroom 1 11'3 x 10'3 (3.43m x 3.12m)



Laminate flooring.

Bedroom 2 12'1 x 10'3 (3.68m x 3.12m)



Laminate flooring.

Bedroom 3 7'5 x 7'1 (2.26m x 2.16m)



Laminate flooring.

Bathroom 7'11 x 7'8 (2.41m x 2.34m)



White suite comprising tiled panelled bath, Mira sport shower, low flush w/c, pedestal wash hand basin, part tiled walls, recessed spotlights. Hot press.

Outside

Off street parking to the front.

Front gardens



Gardens to the front laid in lawn.

Rear gardens

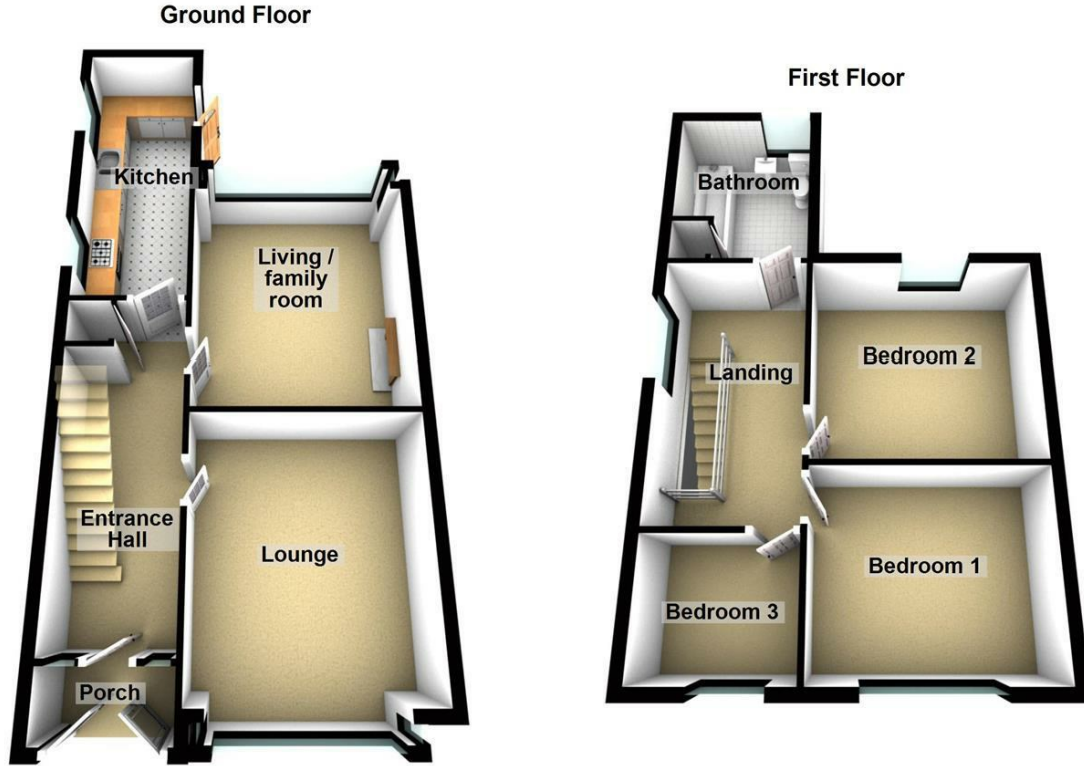


Gardens to the rear laid in lawn, pvc oil tank.
Outside tap.

Rear elevation

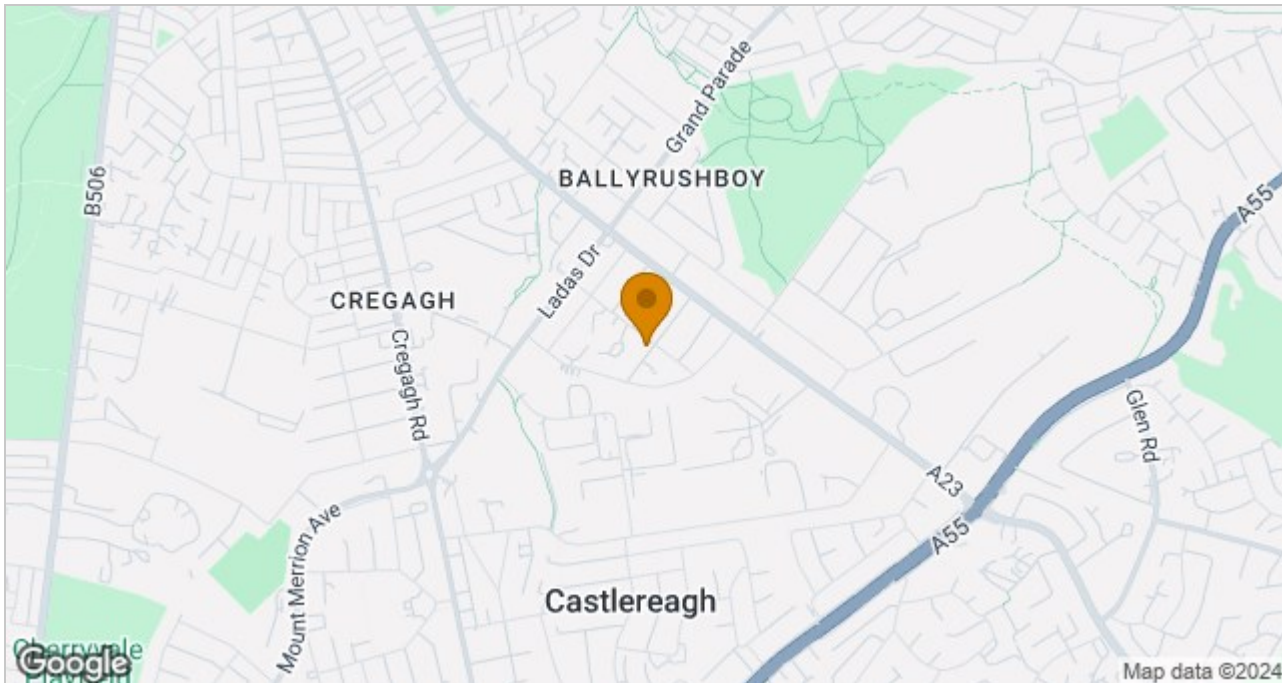


Floor Plan



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.

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