



19 Berkley Court, Beechill Road Newtownbreda, Belfast, BT8 7FJ

Asking Price £179,950

Berkley Court is just off the Newtownbreda / Beechill Road and offers convenience to the Outer Ring, Cairnshill Park & Ride, Tesco Superstore and Lesley Forestside.

The property is positioned a corner site with gardens front and side, driveway with parking leading to a detached garage and enclosed patio area between the house and the garage.

Inside there is a lounge dining and a modern fitted kitchen on the ground floor.

Upstairs, the layout has changed from the original build with the two front bedrooms being converted to 1 larger bedroom with a further double bedroom to the rear and a white shower suite.

An excellent first time purchase with little to do but add furniture.

- Semi Detached Home on Corner Site
- Lounge open To Dining
- White Shower Suite
- Double Glazing
- Driveway To Rear Leading To Detached Garage
- Two Bedrooms (Originally 3 beds - 2 knocked in to 1)
- Modern Fitted Kitchen
- Gas Heating
- Front & Side Gardens Laid in Lawns
- Enclosed Patio To Rear

Energy Efficiency Rating		Current	Potential
(92-100) A	Key energy efficient - lower running costs		
(81-91) B			
(69-80) C		71	74
(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



Entrance

Pvc glass panelled front door to entrance. Wood strip flooring.

Lounge 23'6 (7.16m x 3.51m)



(at widest points) Wood stripped flooring.
Understairs storage.



Modern Kitchen 9'5 x 6'9 (2.87m x 2.06m)



Full range of high and low level units, Formica work surfaces, stainless steel overhead extractor fan, plumbed for dish-washer. Part tiled walls. Tiled flooring.

First Floor

Bedroom One 12'6 x 11'3 (3.81m x 3.43m)



(at widest points) Built in mirrored sliding robes.





Bedroom Two 11'8 x 8'1 (3.56m x 2.46m)



White Shower Suite



White shower suite comprising walk in shower with chrome shower unit, wash hand basin with storage below, illuminated mirror above, low flush w.c Fully tiled walls. Tiled flooring. Spot-lights.



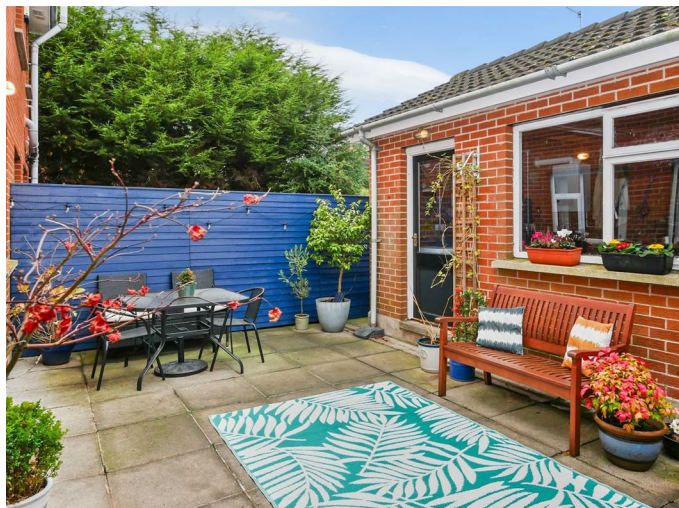
Landing

Access to the roofspace.

Outside Front

Front and side garden laid in lawn with range of mature plants and shrubs. Driveway with ample parking to rear leading to detached garage.

Outside Rear



Enclosed rear patio area.
Direct access to garage.

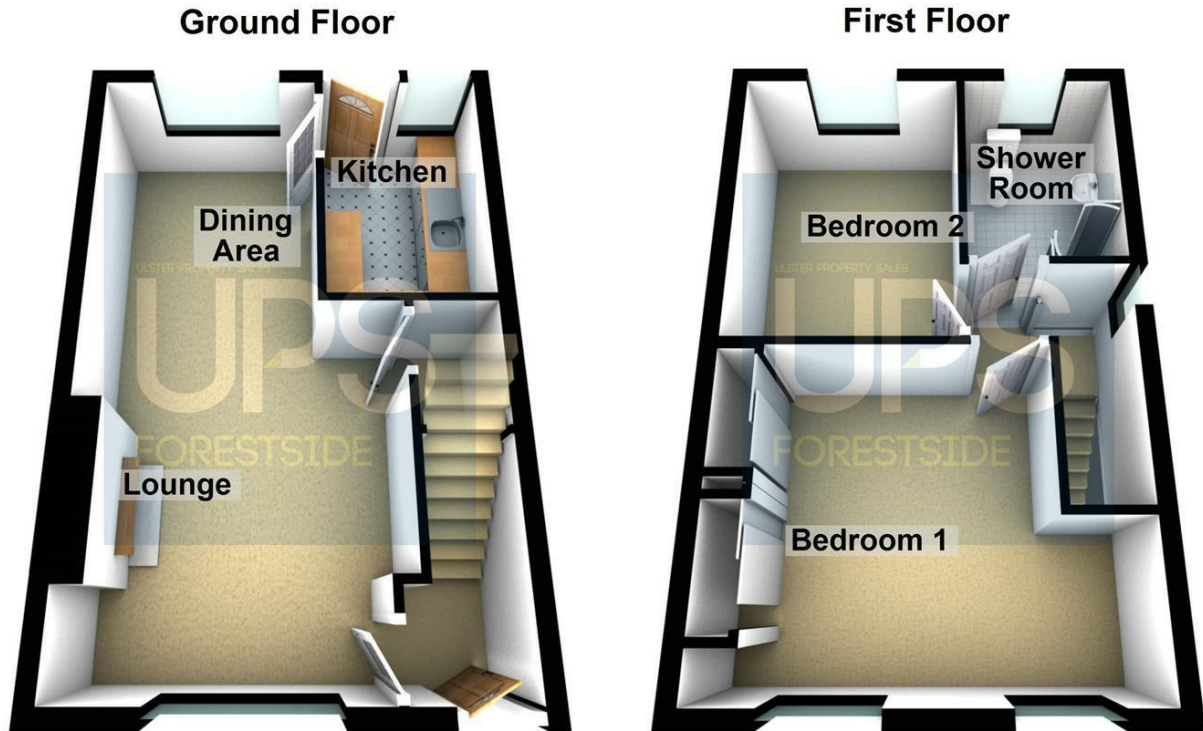


Detached Garage 18'2 x 10'7 (5.54m x 3.23m)



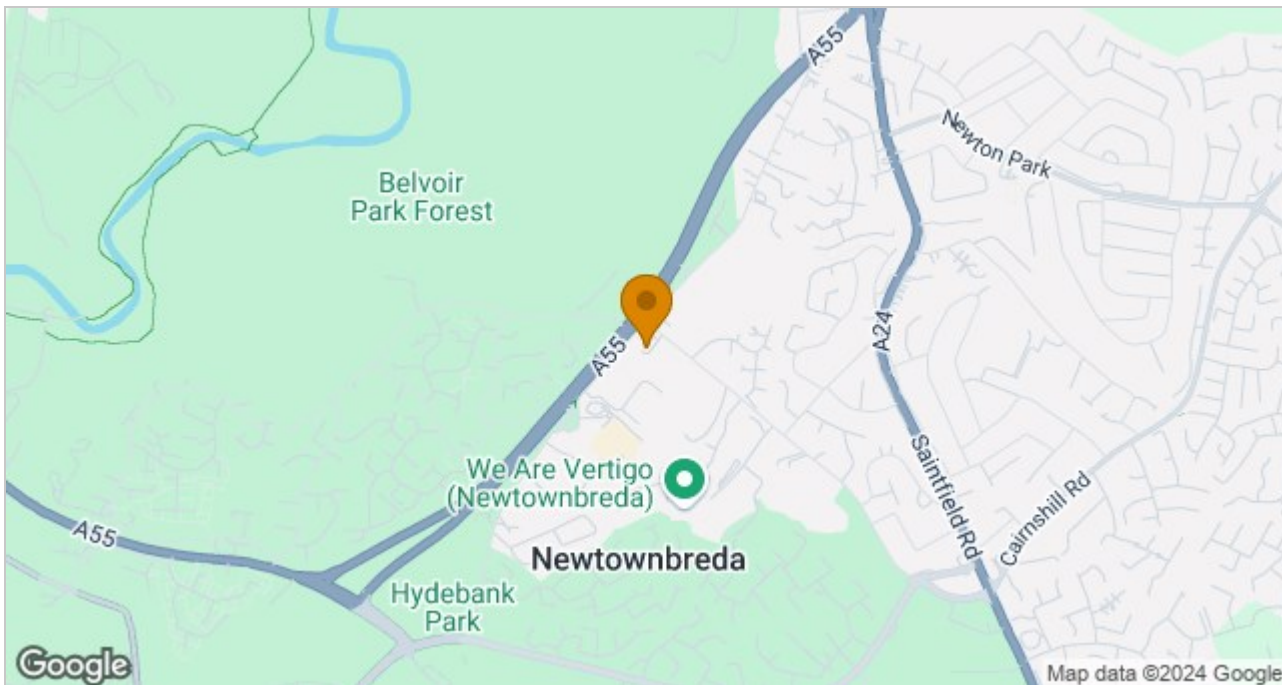
Up and over door. Light and power. Housed gas boiler.

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



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