



## 6 Minnowburn Terrace, Milltown Road, Belfast, BT8 7SN

**Asking Price £159,950**

Situated just off the Milltown Road at Shaw's Bridge, this deceiving mid terrace home offers fantastic accommodation over 3 levels. This property features well proportioned accommodation, comprising two bedrooms and white bathroom suite on the first floor with a further 2 bedrooms located on the second floor. On the ground floor, the entrance hall leads into a bright open plan lounge / dining room leading to a modern fitted kitchen with built-in appliances. Outside, there is a small garden area to the front and an enclosed rear yard. Parking is also available facing the property. This home is in an excellent, secluded location adjacent to an Area of Outstanding Natural Beauty and only a few minutes walk from the Lagan Tow Path at Shaw's Bridge. Main arterial routes and convenience shopping at Tesco Newtownbreda, and Forestside Shopping Centre are close by. Chain free, an early viewing comes recommended.

- Deceptive mid terrace
- Lounge open to dining area
- White bathroom suite
- Double glazed windows
- Small cul de sac position
- Four good size bedrooms
- Fitted kitchen
- Oil fired central heating
- Enclosed rear yard and small low maintenance front garden
- Chain free onward sale

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	41	61
(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 flooring.

### Lounge / Dining Room 21'2 x 9'2 (6.45m x 2.79m)



Lounge open to Dining area with laminate flooring.

### Dining area



Laminate flooring, multi fuel burner. Cloaks under stairs.

### Modern Fitted Kitchen 11'4 x 7'4 (3.45m x 2.24m)



Modern fitted kitchen with a selection of upper and lower level white gloss units complete with formica worktops, stainless steel sink with 1 1/4 bowl drainer, integrated electric oven with ceramic hob and overhead stainless steel extractor fan. Fridge freezer space Plumbed for washing machine. Part tiled walls and tiled flooring. Glazed upvc door opens onto enclosed rear yard.

### First Floor

Hot press.

**Bedroom 1 12'9 x 10'8 (3.89m x 3.25m)**



Spacious double bedroom with laminate flooring.

**Bedroom 2 10'7 x 7'3 (3.23m x 2.21m)**



Laminate flooring.

**White Bathroom Suite 8'6 x 7'7 (2.59m x 2.31m)**



White bathroom suite comprising panelled bath with Mira go electric shower, pedestal wash hand basin, low flush w.c and heated chrome towel rail. Fully tiled walls and tiled flooring.

**Second Floor**

**Bedroom 3 12'6 x 9'5 (3.81m x 2.87m)**



Laminate flooring. Roof window.



### Bedroom 4 10'6 x 7'2 (3.20m x 2.18m)



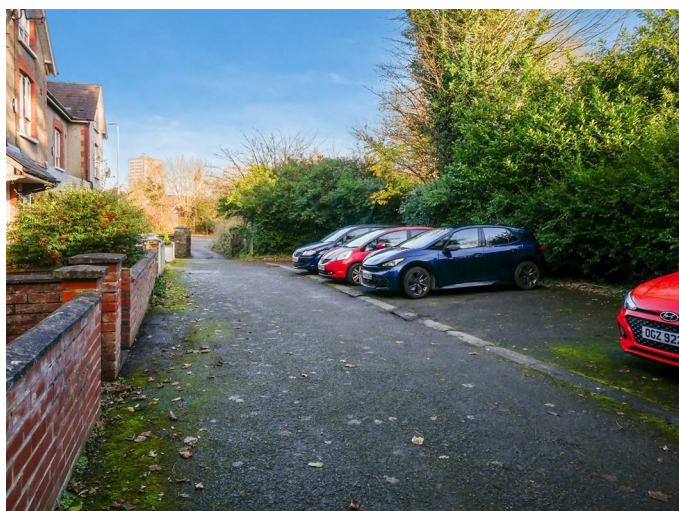
Laminate flooring. Roof window.

### Enclosed Rear Yard



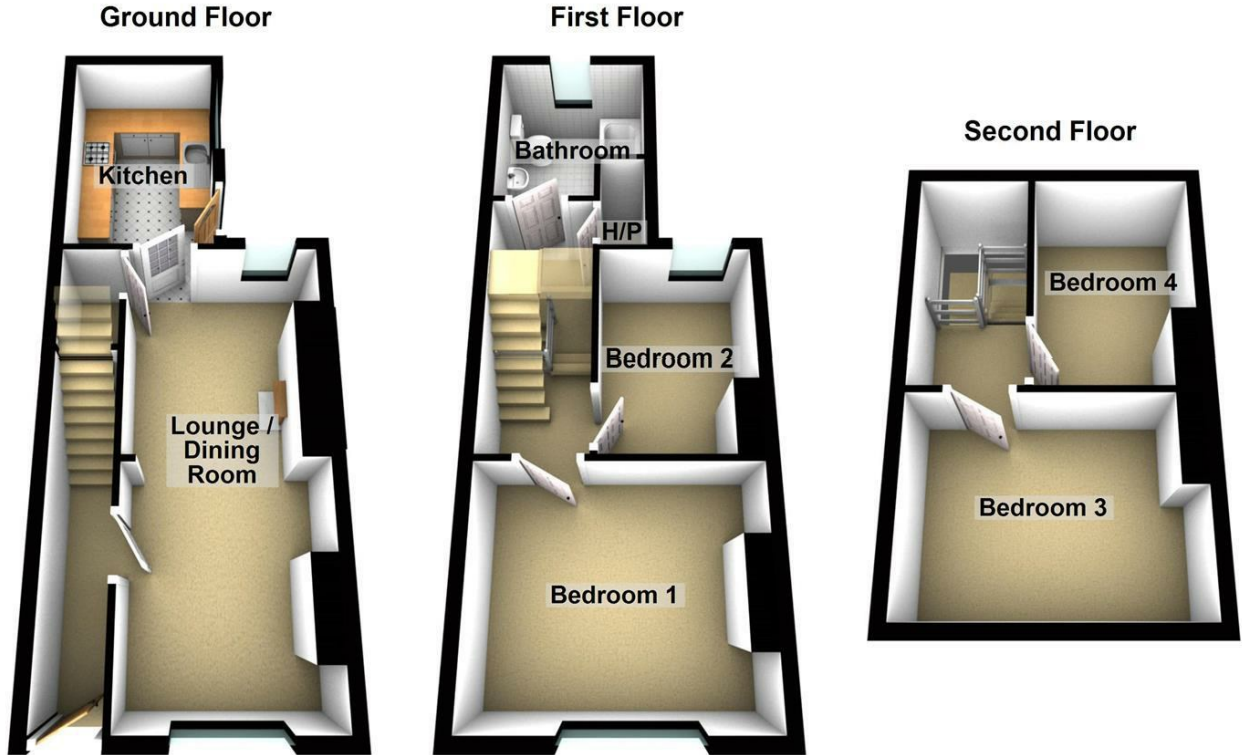
Enclosed rear yard with additional storage housing oil boiler. Outside tap.

### Parking



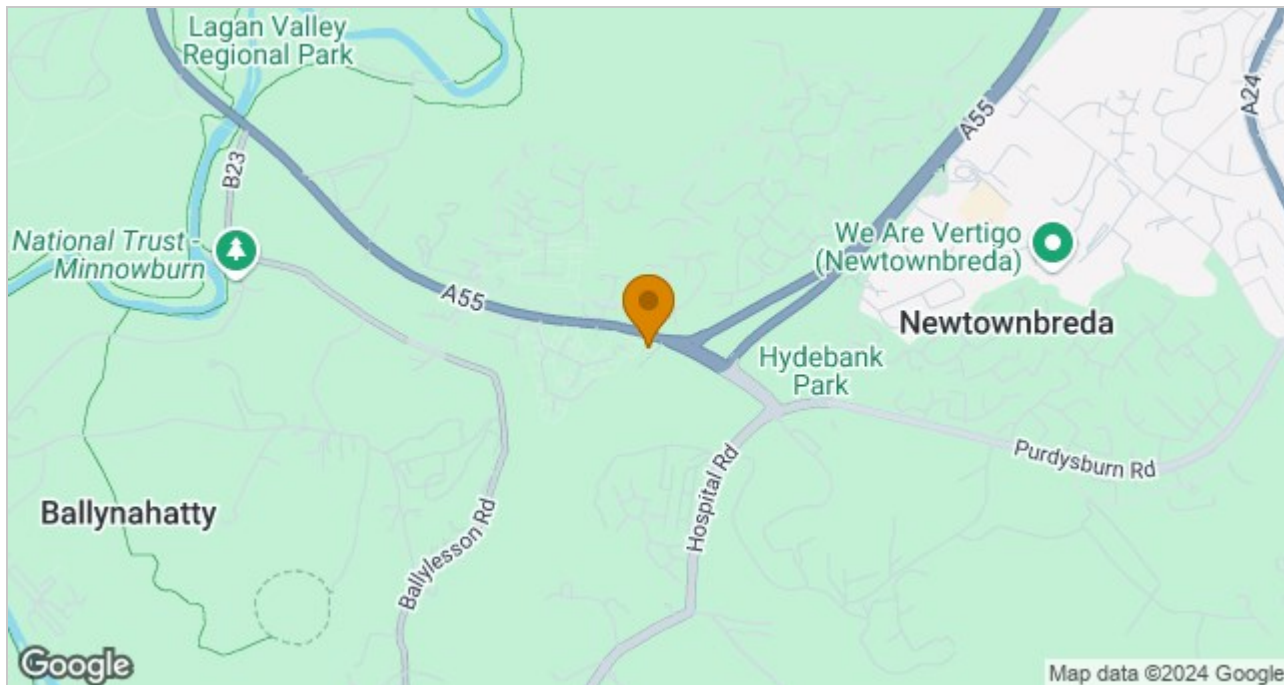
Layby area to the front of the property offers parking.

## 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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