



## 11 Hillside Drive, Belfast, BT9 5EJ

**Price Guide £425,000**

We are pleased to offer for sale this beautifully presented semi - detached home located in the ever popular Stranmillis area of South Belfast. The bright and spacious accommodation makes an ideal family home with excellent accommodation comprising lounge, dining room, modern kitchen with casual dining area, three bedrooms and luxury family bathroom suite. Outside, there is a private south facing garden to rear in lawn with patio area, front garden in lawn, detached garage and spacious driveway providing ample car parking. This home is finished to a beautiful standard throughout and requires nothing other than moving straight in. Occupying an excellent position and within walking distance to a host of amenities including Stranmillis Primary School, Stranmillis Boat Club, the Lagan Towpath & the shops & cafés of Stranmillis village we encourage internal viewing.

- Beautifully Presented Semi Detached Home
- Two Reception Rooms (Lounge With Open Fire)
- Contemporary Bathroom Suite
- Enclosed South Facing Garden To Rear, Front Garden In Lawn
- Sought After Location Close To Leading Schools, Tow Path & Many Other Amenities
- Three Good Sized Bedrooms
- Modern Kitchen With Range Of Integrated Appliances
- Gas Fired Central Heating / PVC Double Glazing
- Spacious Driveway, Detached Garage

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		66	68
(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

### ON THE GROUND FLOOR

#### ENTRANCE

Composite front door with glass panels and side glass panel.

#### RECEPTION HALL



Wood flooring.

#### LOUNGE 18'8" x 10'5" (5.7 x 3.2)



Wood flooring, open fire with granite hearth & sandstone surround.



#### DINING ROOM 11'5" x 10'5" (3.5 x 3.2)



Wood flooring.

#### KITCHEN 14'9" x 10'11" (4.5 x 3.35)



Extensive range of high and low level units, integrated dishwasher & fridge / freezer, plumbed for washing machine, 4 ring hob, concealed extractor fan, integrated double oven, recessed spotlighting, tiled flooring. Storage under stairs.



#### REAR HALL

Storage.

### ON THE FIRST FLOOR



### BEDROOM ONE 18'8" x 10'5" (5.7 x 3.2)



Wood flooring, excellent range of built in robes.

### BEDROOM TWO 14'1" x 10'5" (4.3 x 3.2)



### BEDROOM THREE 13'1" x 6'2" (4.0 x 1.9)



### BATHROOM

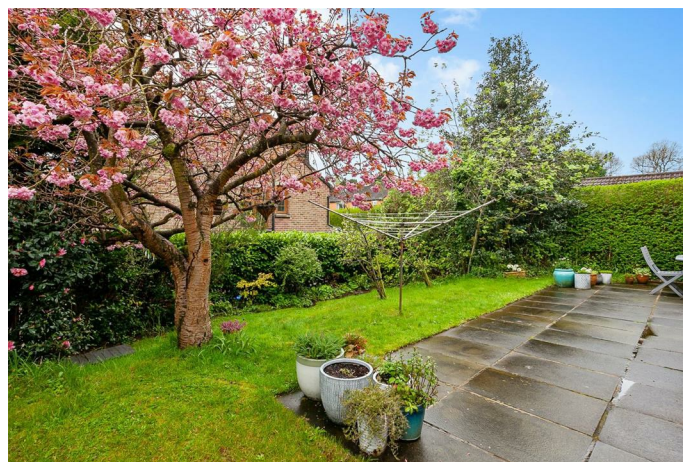


Panel bath with electric shower over, wash hand basin with vanity unit below, low flush W.C, part tiled walls, tiled flooring.

### OUTSIDE



Enclosed south facing rear garden in lawn surrounded by mature shrubs & trees, front garden in lawn, Driveway.



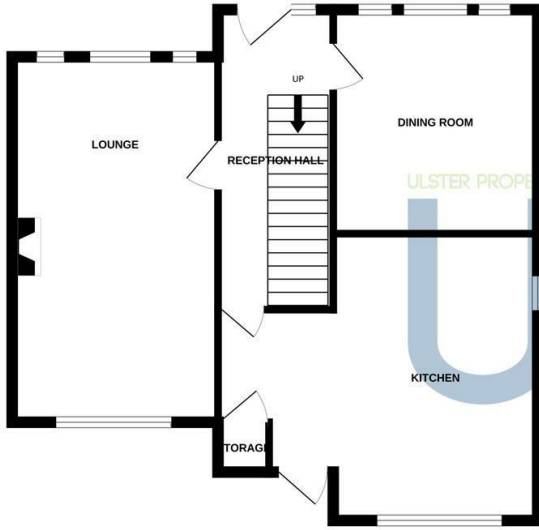
### DETACHED GARAGE

Up & over door.

# Floor Plan

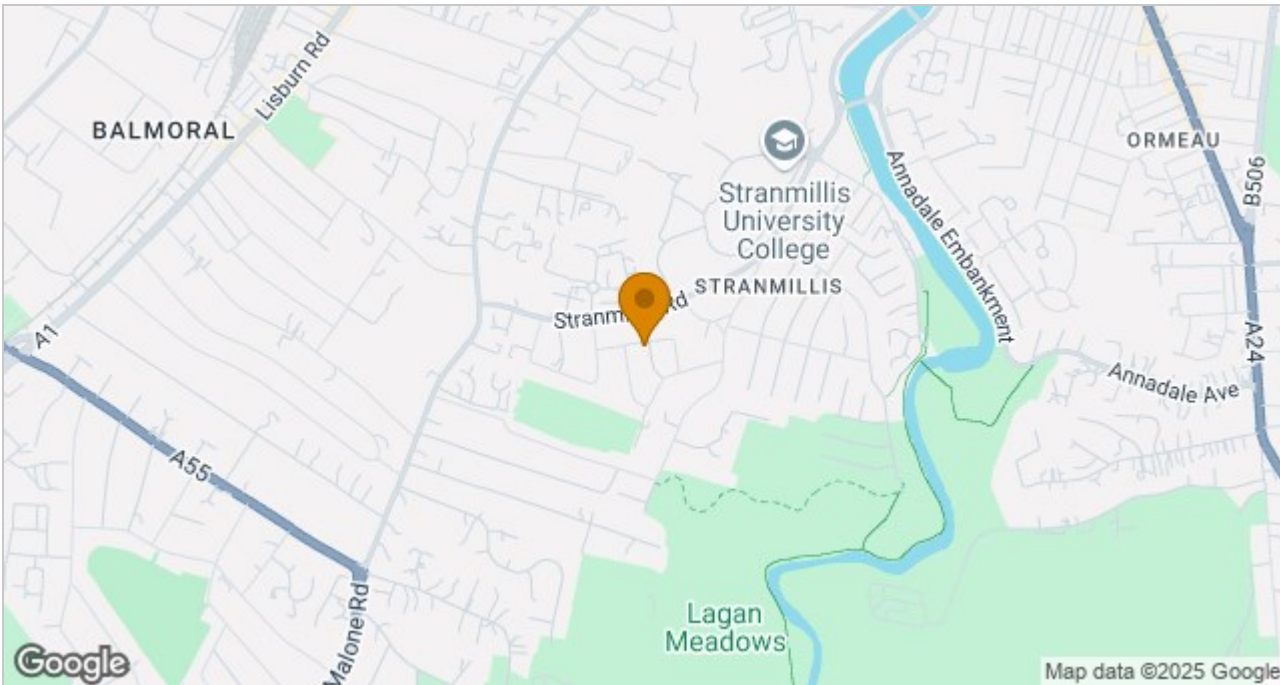
GROUND FLOOR

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

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