



Constructed as part of the modern Knights Green development, this beautifully presented semi detached home offers deceptively spacious accommodation, ideal for family life.

There are two separate reception rooms on the ground floor, plus a bright and airy kitchen with patio door to rear garden and open plan to dining area. There are three bedrooms, principle with ensuite and built in robes. The family bathroom has very recently been updated.

Ideal for commuting and availing of a range of leading schools, it is only after internal inspection that one can appreciate all the qualities of this superb home.

Offers Over  
£275,000

73 Orangefield  
Crescent,  
BELFAST,  
BT6 9GJ

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Viewing by  
appointment with  
& through agent  
028 9065 0000



- Modern, Well-Presented Semi Detached Home
- Bright Living Room with Feature Fireplace
- Separate Living Room
- Kitchen open plan to Dining Area
- 3 Bedrooms, Principle with Ensuite and built in robes
- Bathroom with White Suite
- Detached Matching Garage with Additional Driveway Parking
- Easy to Maintain Front and Rear Gardens
- Phoenix Natural Gas Central Heating System / Solar Panels
- uPVC Double Glazing
- Convenient Location for Schools, Amenities and Commuting



The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: Glazed uPVC front door to:

RECEPTION HALL: Tiled floor, under stairs storage cupboard.



LOUNGE: 14' 9" x 13' 1" (4.5m x 3.99m) (At widest points) Attractive cast iron fireplace with tiled inset and slate hearth, sandstone surround. Built-in shelving.



LIVING ROOM: 12' 2" x 9' 6" (3.71m x 2.9m) Wooden floor.



KITCHEN/DINING: 22' 0" x 9' 10" (6.71m x 3m) Modern fitted kitchen with range of high and low level units, double stainless steel sink unit, Quartz worktops, five ring electric hob, stainless steel extractor hood, double electric oven, plumbed for American style fridge/freezer, plumbed for dishwasher, gas boiler cupboard. Wine rack, tiled floor, patio door to rear. Low voltage spotlights, open plan to casual dining area.





## First Floor

LANDING: Access to roofspace, shelved linen cupboard.

PRINCIPAL BEDROOM: 14' 9" x 14' 9" (4.5m x 4.5m) Built-in robes.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, shower cubicle with rain head shower and telephone hand shower, chrome heated towel rail.



BEDROOM (2): 13' 1" x 9' 6" (3.99m x 2.9m) Built-in robes.



BEDROOM (3): 8' 6" x 7' 10" (2.59m x 2.39m)



BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, roll top bath with overhead shower and telephone hand shower, chrome heated towel rail, feature wood panelled walls, part tiled walls, tiled floor.



Outside

FRONT GARDEN Pavior driveway with parking for several cars leading to:

GARAGE: 18' 5" x 10' 8" (5.61m x 3.25m) Up and over door, light and power, plumbed for washing machine.



REAR GARDEN Private and enclosed gardens, tap and light.



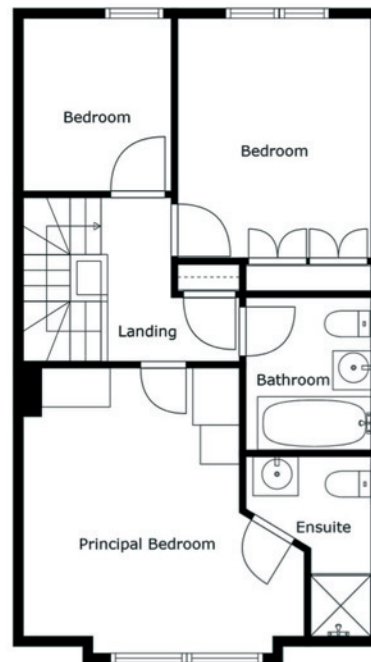
Location:

Orangefield Crescent runs between Ladas Drive and the Castlereagh Road, near the main crossroads at Grand Parade.

Telephone 028 9065 0000  
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Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

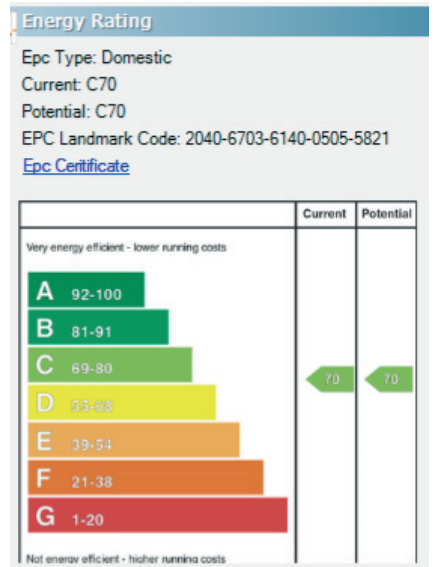
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