



## 8 Hillside Crescent, Belfast, BT9 5EN

**Price Guide £435,000**

Perfectly positioned in the heart of Stranmillis, we are pleased to offer for sale this superb semi - detached home. The bright and spacious accommodation makes an ideal family home with excellent accommodation comprising lounge, open plan living / kitchen / dining, sun room and downstairs W.C. On the first floor there are three generous bedrooms and family bathroom suite. The second floor comprises a fourth bedroom along with W.C. Outside, there is a private garden to rear in lawn with patio area, front garden, detached garage and driveway providing ample car parking. 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, this home will appeal to a wide range of buyers.

- Extended Semi-Detached Home In Popular Stranmillis Location
- Family Bathroom Suite & Downstairs W.C
- Detached Garage & Driveway
- Gas Fired Central Heating / PVC Double Glazing
- Four Good Sized Bedrooms
- Front Lounge, Kitchen / Living / Dining & Sun Room
- Enclosed Garden To Rear In Lawn With Patio Area
- Sought After Stranmillis Location Close To Leading Schools, Tow Path & Many Other Amenities

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		64	67
(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.

**RECEPTION HALL**



Solid wood floor.

**LOUNGE 12'1 x 11'4 (3.68m x 3.45m)**



Feature open fire with wood surround.

**KITCHEN / LIVING / DINING 20'1 x 15'1  
(6.12m x 4.60m)**



Range of high and low level units, plumbed for washing machine, plumbed for dishwasher, granite worksurfaces, 4 gas hob, stainless steel extractor fan, integrated oven / grill, recessed spotlighting, solid wood floor. Double doors to sun room.



**SUNROOM 10'9 x 9'6 (3.28m x 2.90m)**



Feature gas stove, recessed spotlighting, tiled floor.

**W.C**

Low flush W.C, wash hand basin.



## ON THE FIRST FLOOR

### BEDROOM ONE 14'4 x 11'9 (4.37m x 3.58m)



### BEDROOM TWO 12'3 x 11'9 (3.73m x 3.58m)



### BEDROOM THREE 7'3 x 6'9 (2.21m x 2.06m)



## BATHROOM



White suite comprising low flush W.C, panel bath, walk in shower, pedestal wash hand basin, fully tiled walls, tiled floor.

## ON THE SECOND FLOOR

### BEDROOM FOUR 14'1 x 12'2 (4.29m x 3.71m)



Velux windows. Storage into eaves. Laminate wood floor.

### W.C.



White suite comprising low flush W.C, pedestal wash hand basin, part tiled walls, tiled floor, chrome wall mounted radiator.

## OUTSIDE



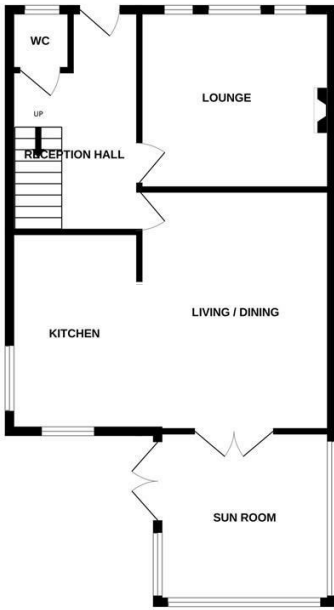
Enclosed rear garden in lawn with paved patio. Front garden. Detached garage & driveway.



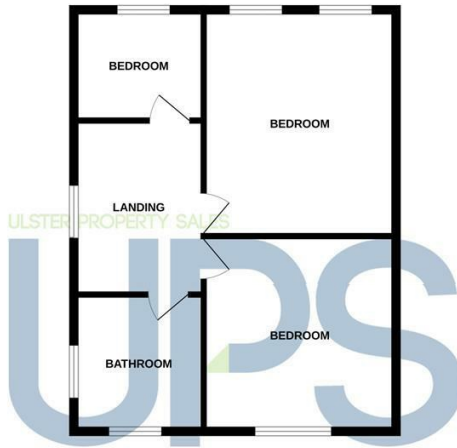


# Floor Plan

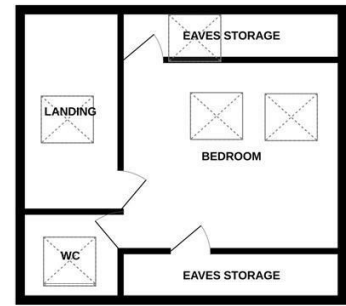
GROUND FLOOR



1ST FLOOR

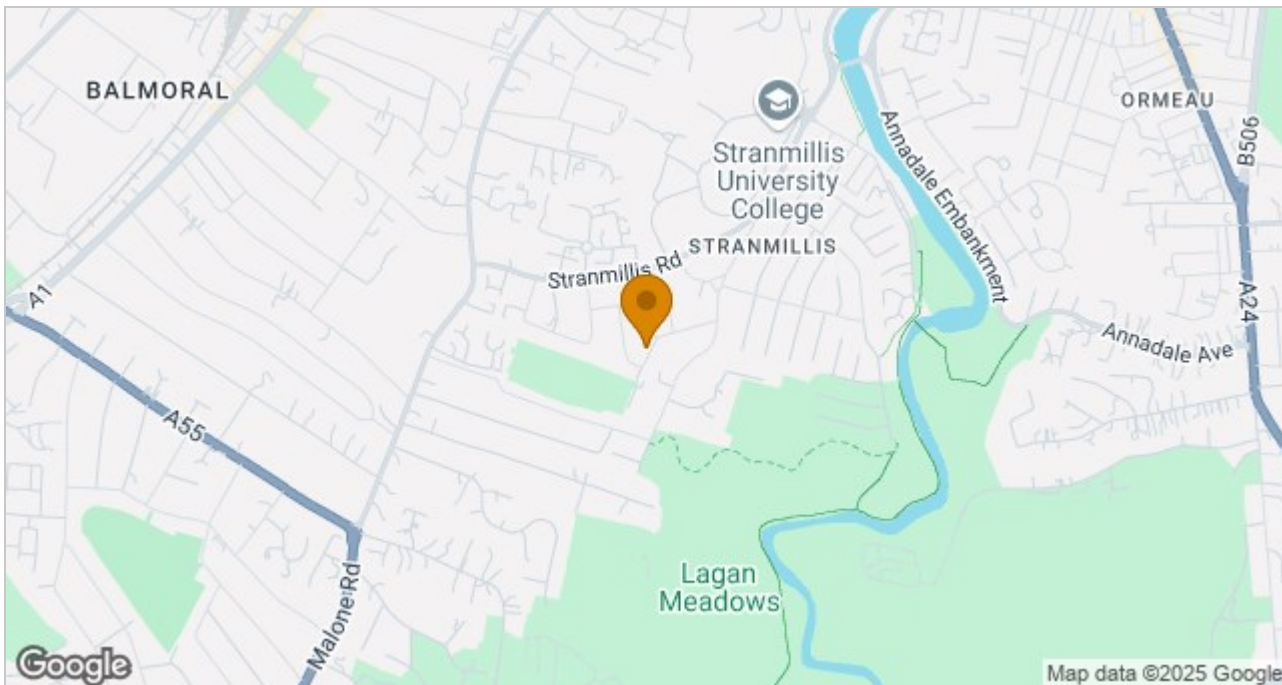


2ND FLOOR



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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