



18 Cricklewood Crescent, Belfast, BT9 5HD

Price Guide £395,000

Located in this private cul-de-sac in Stranmillis, we are pleased to offer for sale beautifully presented semi-detached home. The bright and spacious accommodation makes an ideal family home and comprises on the ground floor living room open plan to dining and modern kitchen, downstairs W.C. On the first floor there are two excellent bedrooms, study area off landing and luxury bathroom suite. A third bedroom along with en-suite are located on the second floor. Externally the property benefits from a detached garage providing excellent storage along with a purpose built utility room. There is an enclosed garden to rear in lawn along with spacious driveway to front. Additional benefits include gas fired central heating and PVC double glazing throughout. Within walking distance to a host of amenities including Stranmillis Primary School, Stranmillis Boat Club, the Lagan Towpath & the shops & cafés of Stranmillis village along with proximity to both the Lisburn & Malone Road, this home will appeal to a wide range of buyers and viewing is highly recommended.

- Beautifully Presented Semi-Detached Home In A Quiet Cul-De-Sac
- Living Room Open Plan To Dining & Modern Kitchen
- Modern Bathroom Suite
- Gas Fired Central Heating / PVC Double Glazing
- Walking Distance To Stranmillis Primary School, Excellent Transport Links & Shops
- Three Excellent Bedrooms (Master With En-suite Shower Room)
- Downstairs W.C
- Detached Garage / Purpose Built Utility
- Enclosed Rear Garden In Lawn / Driveway To Front

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	69
(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

Hardwood front door.

RECEPTION HALL



Laminate wood floor.

LIVING ROOM 13'5" x 10'2" (4.1 x 3.1)



Laminate wood floor.



DINING ROOM 11'9" x 10'2" (3.6 x 3.1)



PVC double doors to enclosed garden.

KITCHEN 15'1" x 6'10" (4.6 x 2.1)



Excellent range of high and low level units, integrated oven, 4 ring electric hob, stainless steel extractor fan, integrated dishwasher, integrated fridge/ freezer, recessed spotlighting.



W.C

Low flush W.C, wash hand basin.

ON THE FIRST FLOOR



STUDY 6'10" x 6'2" (2.1 x 1.9)



BEDROOM ONE 13'5" x 9'2" (4.1 x 2.8)



BATHROOM



BEDROOM TWO 12'5" x 9'2" (3.8 x 2.8)



Luxury suite comprising tiled bath with telephone hand shower, walk in shower, low flush W.C, wash hand basin, chrome radiator, part tiled walls, tiled floor, recessed spot lighting.

ON THE SECOND FLOOR

BEDROOM THREE 12'9" x 10'9" (3.9 x 3.3)



Storage into eaves.

ENSUITE



Modern suite comprising low flush W.C, wash hand basin, walk in shower, part tiled walls, tiled floor.

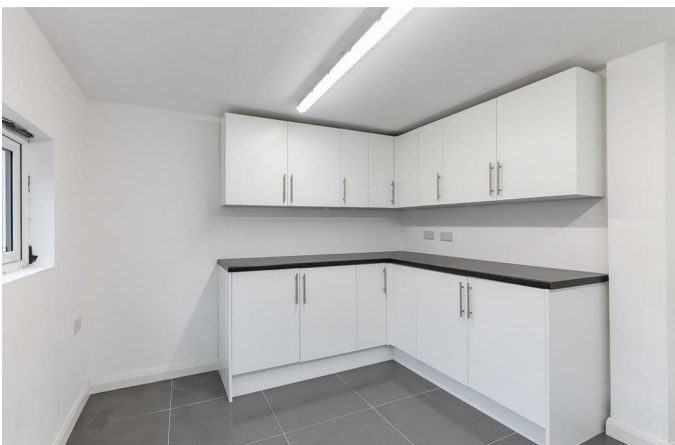
OUTSIDE



Enclosed rear garden in lawn. Water tap. Driveway to front providing ample parking space.

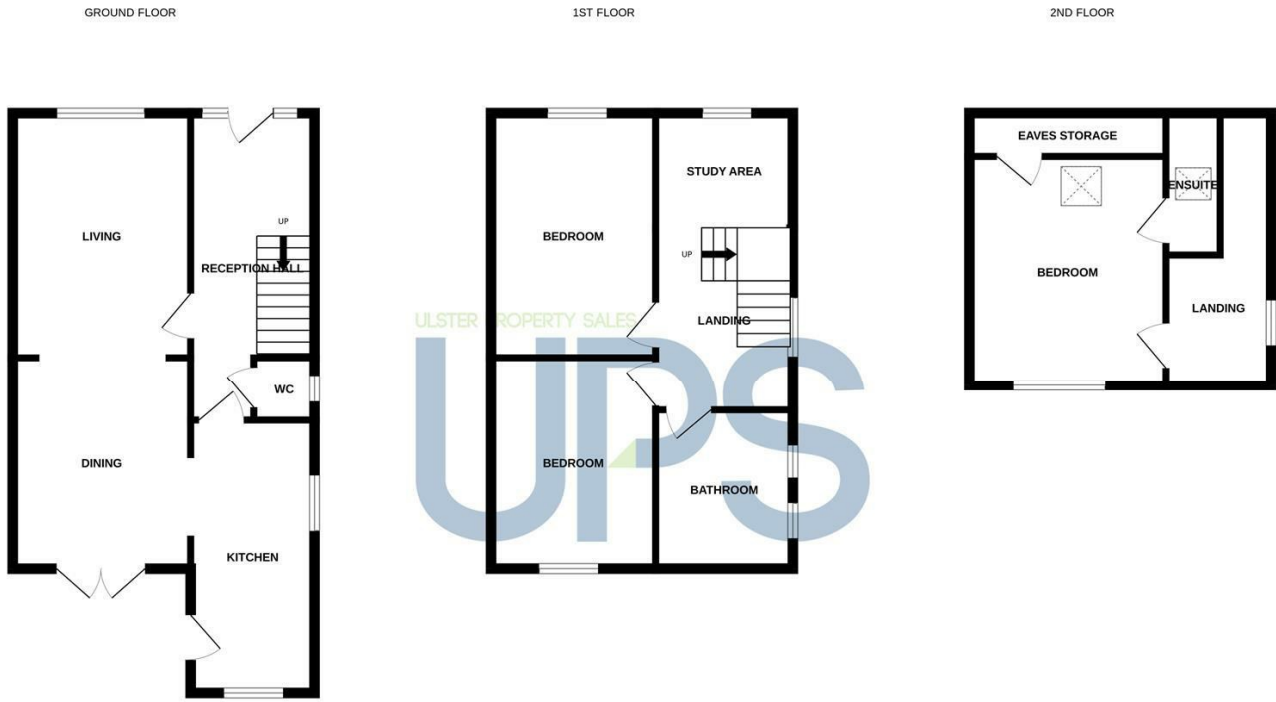
GARAGE / STORAGE 10'2" x 7'2" (3.1 x 2.2)

UTILITY ROOM 12'9" x 10'2" (3.9 x 3.1)



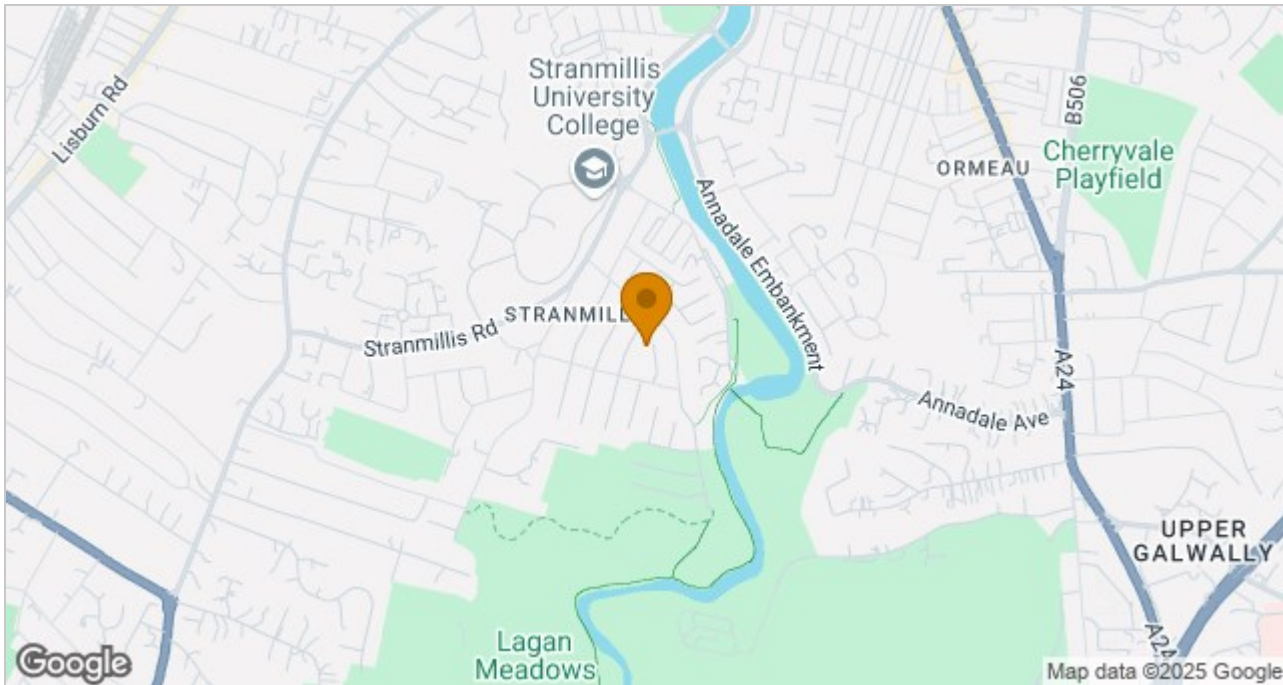
Excellent range of high and low level units, plumbed for washing machine, single drainer stainless steel sink unit, tiled floor.

Floor Plan



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



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