



24 MOUNT EAGLES CRESCENT, BELFAST, BT17 0GL



A most striking extended semi-detached home with fashionable and eye-catching interiors that leaves the lucky new owner with little to do but add their furniture. This extraordinary home offers well-appointed and sizable living space extending to around 1172 sq ft and must be seen to be fully appreciated.

The home benefits from a higher-than-average energy rating (EPC C-73), and the accommodations are briefly outlined below.

Four good-sized bedrooms (two bedrooms on the first floor and two bedrooms on the second floor) and a luxury white bathroom suite that has a bath, a separate shower cubicle, spotlights, and beautiful tiling complete the upper floor accommodation.

On the ground floor, there is a spacious and welcoming entrance hall that has a beautiful herringbone effect wooden floor as well as feature corning and a handy located downstairs W.C. In addition, there is a sizeable living room also with a beautiful herringbone effect wooden floor, beautiful corning, and feature built-in shelving. There is also a luxury fitted kitchen with a range of built-in appliances, beautiful tiling (to include the herringbone effect wooden floor), and it is open plan to a large dining/entertaining area that has double doors leading to the enclosed gardens.

The property offers off-road car parking for two vehicles and has a well-maintained, privately enclosed, low-maintenance, flagged rear garden with an outdoor tap and an additional private decking area.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS OVER £214,950

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Key Features

- An extraordinarily extended semi-detached home offering sizable and luxury living space throughout.
- Sizeable living room with feature built-in shelving and beautiful cornicing.
- Spacious and welcoming entrance hall that has beautiful cornicing and a beautiful herringbone effect wooden floor.
- Gas-fired central heating and UPVC double glazing, higher-than-average energy rating (EPC C-73)
- Ideally placed conveniently to Belfast and Lisburn as well as arterial routes, the motorway network, and excellent transport links along with the Glider service.
- Four good-sized bedrooms (two on the first floor and two on the second floor)
- Luxury kitchen with built-in appliances and open plan to sizeable dining space.
- Luxurious white bathroom suite with separate shower cubicle, spotlights, and decorative tiling.
- Off-road car parking for two cars and a well-maintained, good-sized, low-maintenance flagged rear garden with an outdoor tap and an additional private decking area with access to a feature garden room.
- Viewing is strongly recommended for this upgraded and stylish home.





GROUND FLOOR

Upgraded PVC double-glazed front door to;

SPACIOUS AND WELCOMING ENTRANCE HALL

Beautiful cornicing, herringbone effect wooden floor;

DOWNSTAIRS W.C.

Low flush W.C., pedestal wash hand basin, tiled floor;

LIVING ROOM

14'5 10'10
Beautiful herringbone effect wooden floor, beautiful cornicing, feature built-in shelving;

LUXURY KITCHEN / DINING

18'2 10'6
Range of high and low-level units, single drainer stainless steel sink unit, integrated dishwasher, built-in 4-ring hob, stainless steel extractor fan, built-in oven, built-in microwave, beautiful herringbone effect wooden floor, open plan to sizeable dining/entertaining area, UPVC double glazed double doors leading to privately enclosed gardens;

FIRST FLOOR

Spacious landing, shelved storage cupboard;

BEDROOM 1

12'6 11'5
Laminated wood effect floor, cornicing, centre rose;

BEDROOM 2

12'1 10'8
Laminated wood effect floor, spotlights;

LUXURIOUS WHITE BATHROOM SUITE

Bath with mixer taps, separate shower cubicle, thermostatically controlled shower unit, low-flush W.C., pedestal wash hand basin, chrome effect sanitary ware, spotlights, extractor fan, partially tiled and partially wood-panelled walls;

STAIRS FROM LANDING TO

Second floor;

BEDROOM 3

17'2 11'4

BEDROOM 4

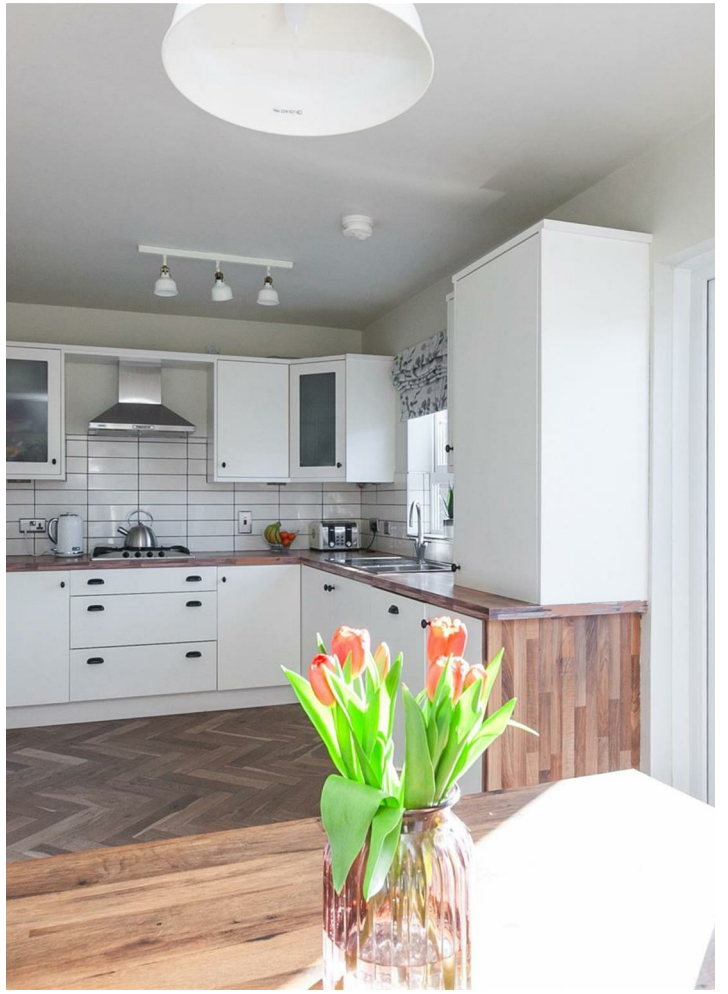
10'3 7'5
Spotlights;

OUTSIDE

Off road car-parking for two cars. Privately enclosed, well-maintained, low-maintenance, flagged rear garden, outdoor tap, outdoor power sockets, side area, additional private decking area and access to feature garden room.

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Questions you may have.

**Which mortgage would suit me best?
How much deposit will I need?
What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact Gareth on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 18294268

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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