



56 Vauxhall Park, Belfast, BT9 5HB

Offers Over £300,000

Situated in a quiet cul-de-sac, this well presented semi - detached home is located in the ever popular Stranmillis area of South Belfast. Likely to appeal to a range of buyers, the property is within close proximity to the many amenities surrounding the area, including schools, transport links and shops and the Lagan Tow Path making it ideal for the growing family or first time buyer. The accommodation comprises spacious living room, dining room, contemporary fitted kitchen, three bedrooms (one with en-suite) and modern white bathroom suite. Gas fired central heating and PVC double glazing are both in place. Outside there is a private garden to rear and detached garage. Off street parking is a further plus.

- Beautifully Presented Semi-Detached Home
- Spacious Living Room & Seperate Dining Room
- Family Bathroom Suite & En-suite Shower Room
- Detached Garage And Off Street Parking
- Close To The Shops, Cafes & Restaurants Of The Lisburn Road & Stranmillis Village
- Three Excellent Bedrooms
- Modern Kitchen
- Enclosed Garden To Rear In Lawn With Patio
- Walking Distance To Stranmillis Primary Schools & Lagan Tow Path
- An Excellent Family Home Or Ideal First Time Buy

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

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

ENTRANCE

PVC front door to entrance porch with tiled floor.

LIVING ROOM 15'8" x 13'5" (4.8 x 4.1)



Laminate wood floor, open fire.



DINING ROOM 14'5" x 8'2" (4.4 x 2.5)



Laminate wood floor.

KITCHEN 11'5" x 7'10" (3.5 x 2.4)



Contemporary range of high and low level units, plumbed for washing machine & dishwasher, single drainer sink unit with mixer tap, integrate oven, 4 ring gas hob, stainless steel extractor fan, recessed spot lighting.

ON THE FIRST FLOOR



BEDROOM ONE 13'9" x 10'2" (4.2 x 3.1)



Built in storage.

ENSUITE



Low flush W.C, wash hand basin, enclosed shower, part tiled walls.

BEDROOM TWO 11'1" c 9'6" (3.4 c 2.9)



Built in storage.

BEDROOM THREE 9'2" x 7'10" (2.8 x 2.4)



BATHROOM



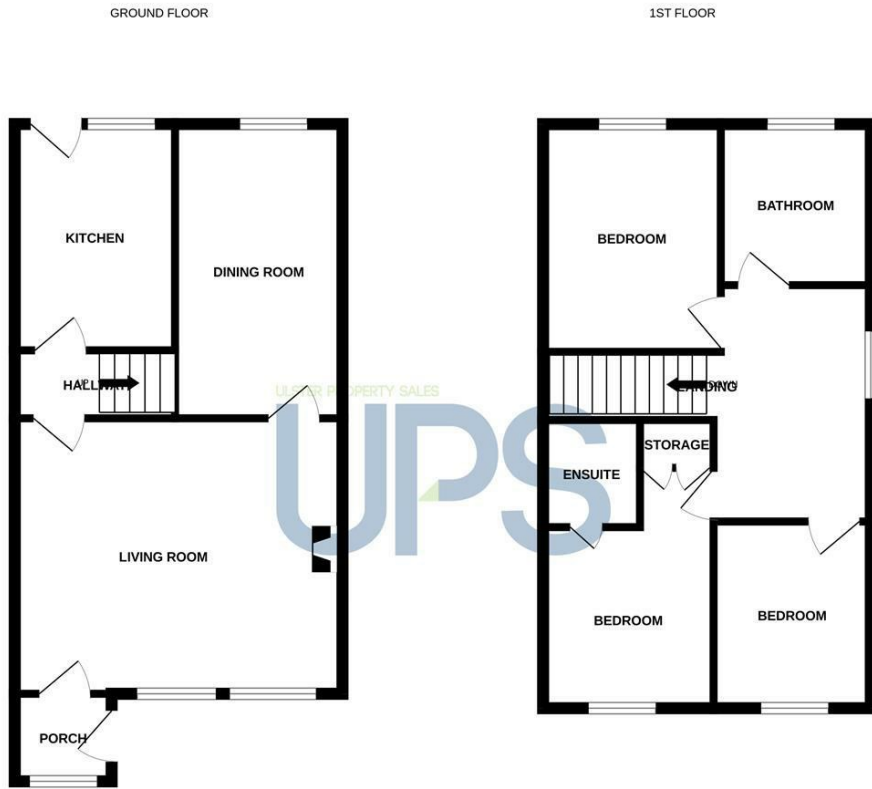
White suite comprising panel bath with electric shower over, pedestal wash hand basin, low flush W.C, part tiled walls.

OUTSIDE



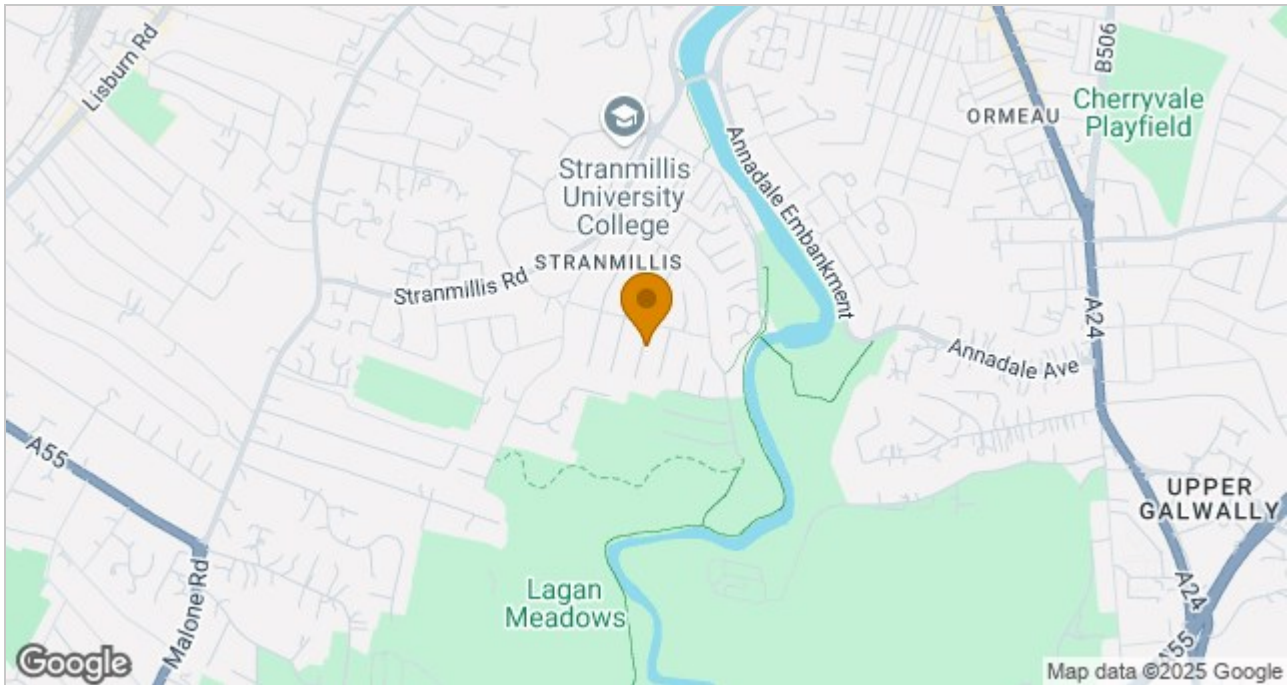
Enclosed garden to rear in lawn with patio area, detached garage, paved garden to front and driveway.

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. Made with Meeqaq ©2025

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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