



## 14 Cricklewood Crescent, Belfast, BT9 5HD

**Price Guide £450,000**

Located in this private cul-de-sac in Stranmillis, we are pleased to offer for sale this extended and beautifully presented semi-detached home. In 2020, the property underwent substantial renovation to include re-wiring, re-plumbing, new kitchen & bathroom suites along with the roof space conversion to provide an additional double bedroom. The bright and spacious accommodation makes an ideal family home and comprises, lounge, open plan kitchen, dining, living, W.C, four excellent bedrooms (master with en-suite) and luxury bathroom suite with bath & walk in shower. Externally there is a large rear garden in lawn with two separate, well presented patio areas and spacious driveway to front. The detached garage has been configured to provide excellent storage and a utility room. The property also comes with 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 Extended & Renovated Semi - Detached Home
- Four Excellent Bedrooms (Master With En-suite Shower Room)
- Private, Enclosed Large Rear Garden In Lawn With Excellent Patio Areas
- Gas Fired Central Heating / PVC Double Glazing
- Walking Distance To Stranmillis Primary School, Excellent Transport Links & Shops
- Open Plan Contemporary Kitchen / Living / Dining Area
- Contemporary Bathroom Suite With Walk In Shower
- Downstairs W.C
- Detached Garage / Utility Room

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		67	73
(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**



Tiled wood effect flooring.

**LIVING ROOM 13'9 x 9'9 (4.19m x 2.97m)**



**KITCHEN / LIVING / DINING 22'3 x 17'2  
(6.78m x 5.23m)**



Excellent kitchen comprising range of high and low level units, integrated appliances to include fridge / freezer, dishwasher, oven, 4 ring hob, stainless steel extractor fan, granite work surfaces, folding patio doors to rear garden.



**W.C**

Low flush W.C, pedestal wash hand basin.

## ON THE FIRST FLOOR



## BEDROOM THREE 9'5 x 7'2 (2.87m x 2.18m)



## BEDROOM ONE 13'4 x 9'7 (4.06m x 2.92m)



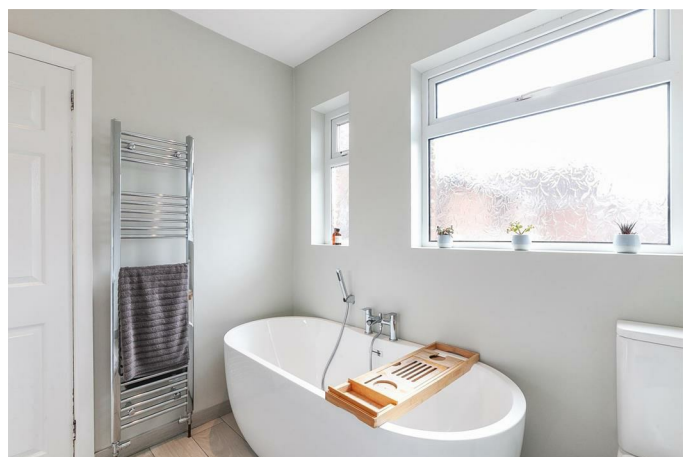
## BATHROOM



## BEDROOM TWO 12'4 x 9'7 (3.76m x 2.92m)



Contemporary white suite comprising low flush W.C, bath, walk in shower, wash hand basin with storage below, part tiled walls, tiled flooring.



## ON THE SECOND FLOOR

### BEDROOM FOUR 18'3 x 11'8 (5.56m x 3.56m)



Storage into eaves.



## ENSUITE



Luxury white suite comprising low flush W.C, walk in shower, wash hand basin with storage below, part tiled walls, tiled floor.

## OUTSIDE



Beautifully maintained garden to rear in lawn with patio areas. Excellent driveway to front.



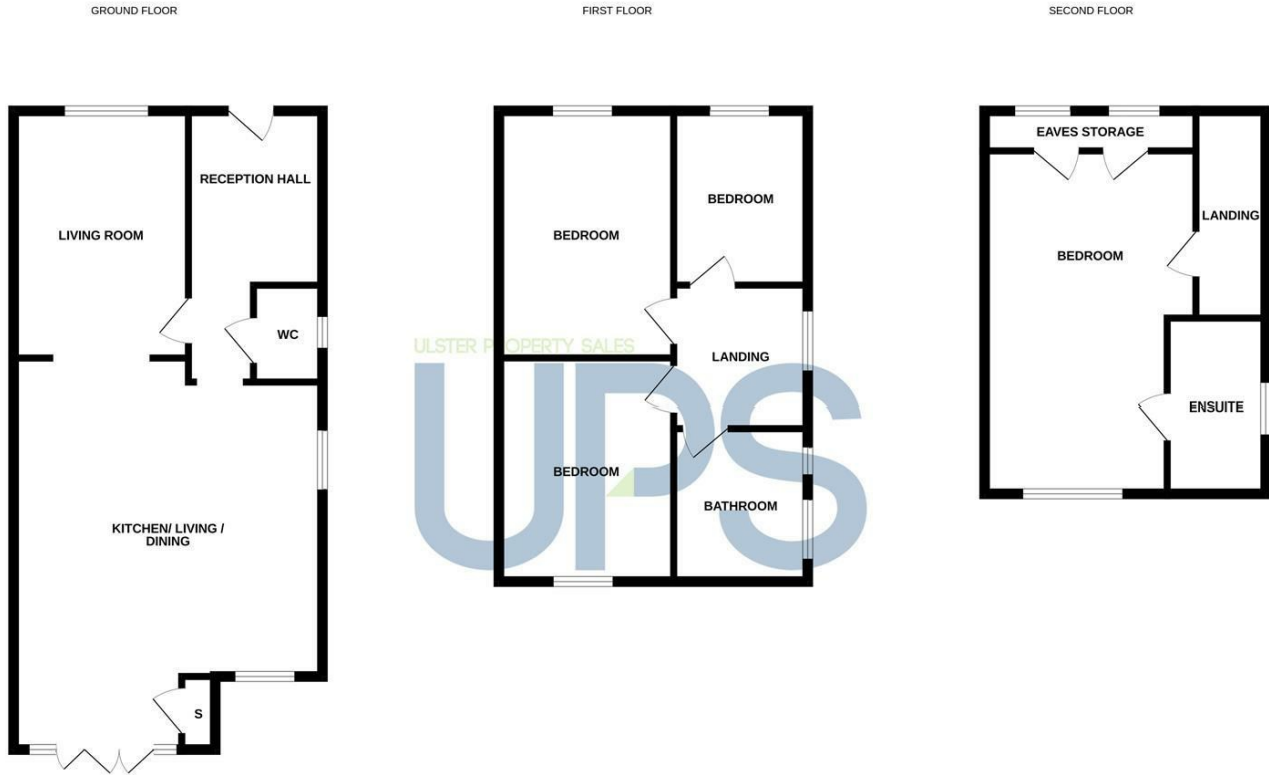
DETACHED GARAGE 9'8 x 6'7 (2.95m x 2.01m)

UTILITY 9'8 x 8'6 (2.95m x 2.59m)



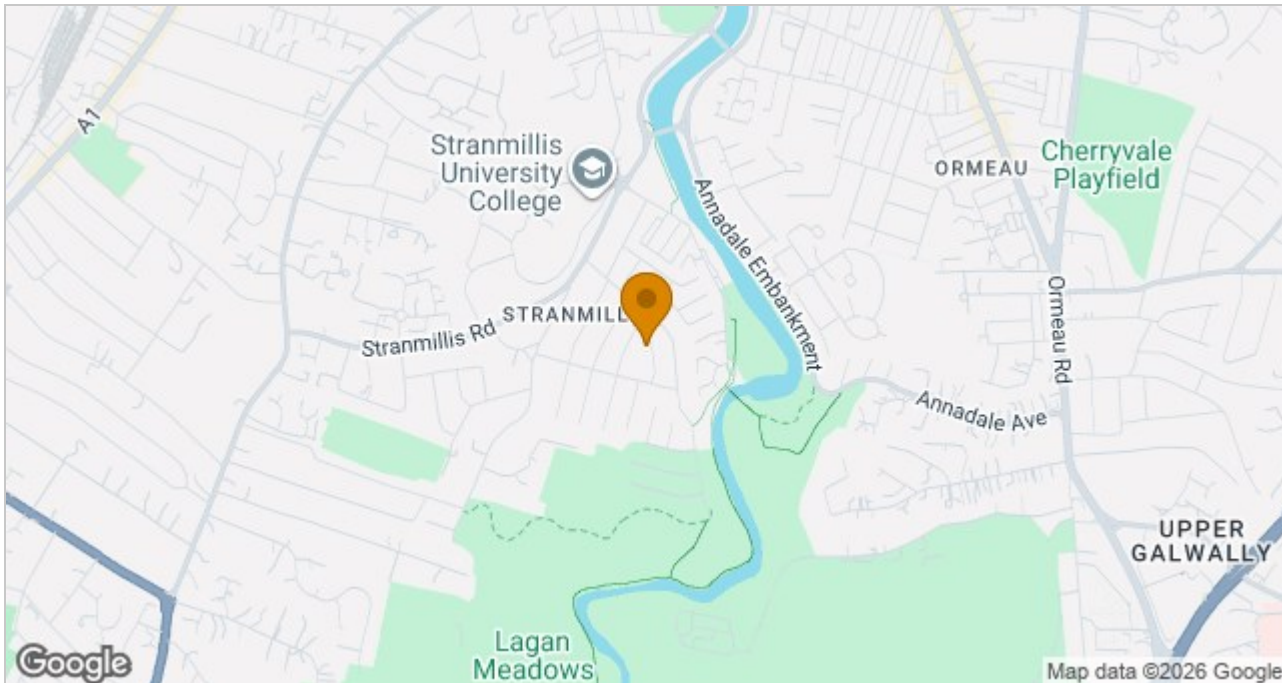
Range of high and low level units, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine and dryer, tiled floor.

# 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



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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