



## 31 Cricklewood Park, Belfast, BT9 5GW

**Price Guide £550,000**

Perfectly positioned in the heart of Stranmillis, we are pleased to offer for sale this superb semi - detached home, benefitting from a double storey extension. The bright and spacious accommodation makes an ideal family home with excellent accommodation comprising family room, open plan living / kitchen / dining, utility room, W.C, five bedrooms (master with en-suite) & family bathroom suite. Externally there is a well maintained rear garden with patio area, detached garage and off street parking. Gas fired central heating and PVC double glazing are also in place. Within walking distance to a host of amenities including Stranmillis Primary School, Stanmillis boat club, the Lagan Towpath & the shops & cafés of Stranmillis village, this home will appeal to a wide range of buyers and viewing is highly recommended.

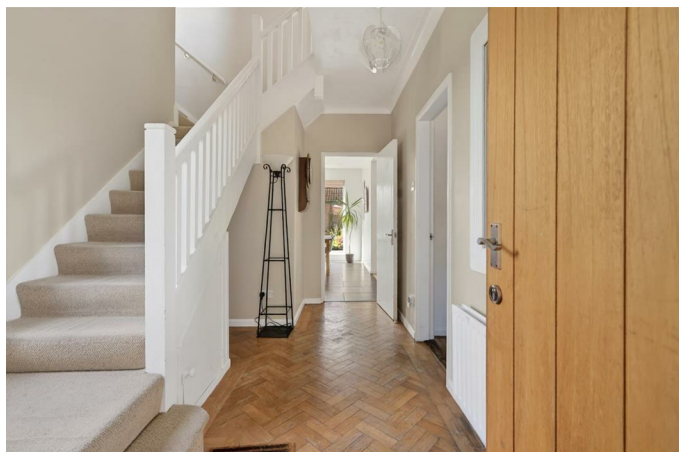
- Beautiful Semi-Detached Home With Cleverly Designed Double Storey Extension On A Prime Corner Site
- Spacious Open Plan Kitchen / Living / Dining
- Family Room
- Gas Fired Central Heating / PVC Double Glazing
- An Ideal Family Home
- Five Bedrooms (Master With En-suite Shower Room)
- Utility Room / Downstairs W.C
- Luxury Family Bathroom Suite
- Detached Garage, Enclosed Landscaped Rear Garden & Off Street Parking
- Walking Distance To Stranmillis Primary School, Excellent Transport Links & Shops

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		72	78

EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**RECEPTION HALL**



Hardwood front door. Solid wood herringbone flooring. Storage under stairs.

**FAMILY ROOM 10'10" x 12'9" (3.31 x 3.9)**



Solid wood flooring.

**KITCHEN / DINING 14'5" x 19'10" (4.40 x 6.05)**



Range of high and low level units, island, integrated dishwasher, integrated fridge / freezer, integrated oven, 4 ring gas hob,

stainless steel extractor fan, sink unit with mixer tap, tiled flooring, recessed spot lighting.



**LIVING ROOM 10'10" x 18'4" (3.31 x 5.60)**



Solid wood flooring. Sliding patio doors. Recessed spot lighting.

**UTILITY 5'10" x 5'2" (1.80 x 1.60)**

Plumbed for washing machine, tiled flooring.

## W.C

Low flush W.C, pedestal wash hand basin, tiled flooring.

## ON THE FIRST FLOOR

### BEDROOM ONE 14'5" x 10'9" (4.40 x 3.30)



### BEDROOM THREE 10'10" x 12'9" (3.31 x 3.90)



### BEDROOM FOUR 7'10" x 8'0" (2.39 x 2.45)



## ENSUITE



### BEDROOM TWO 10'10" x 12'2" (3.31 x 3.73)



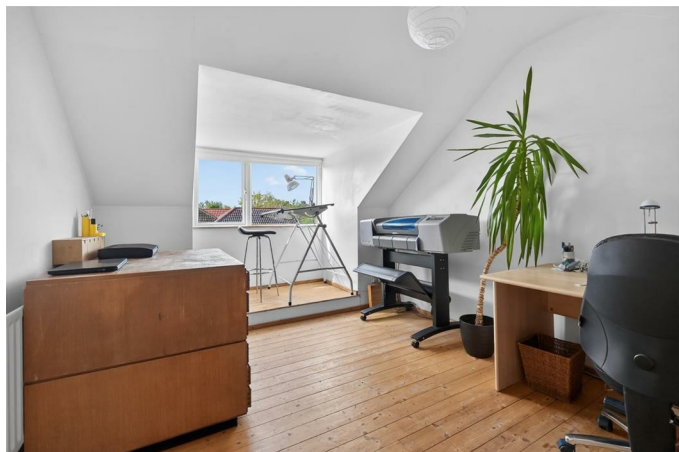
## BATHROOM



Contemporary suite comprising tiled bath, walk in shower, wash hand basin with vanity unit below, low flush W.C, chrome wall mounted radiator, part tiled walls, tiled flooring.

## ON THE SECOND FLOOR

**BEDROOM FIVE / OFFICE 11'9" x 12'11" (3.60 x 3.95)**



Solid wood flooring, storage into eaves.

**OUTSIDE**

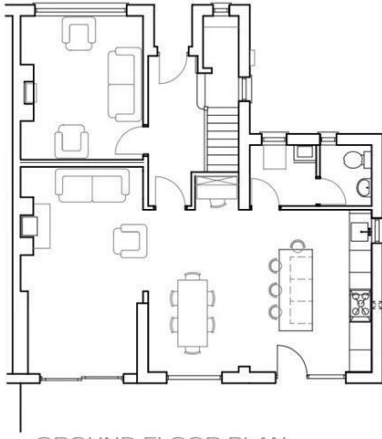


Enclosed rear landscaped garden with patio area. Driveway.

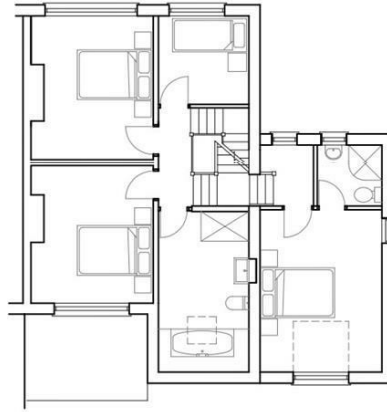


**DETACHED GARAGE 19'0" x 12'2" (5.80 x 3.72)**

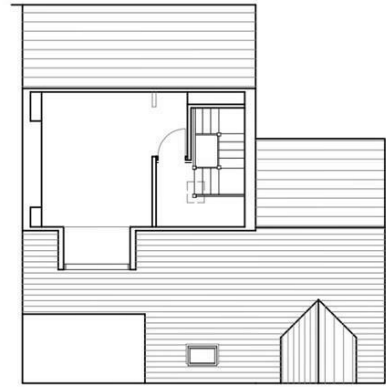
## Floor Plan



GROUND FLOOR PLAN

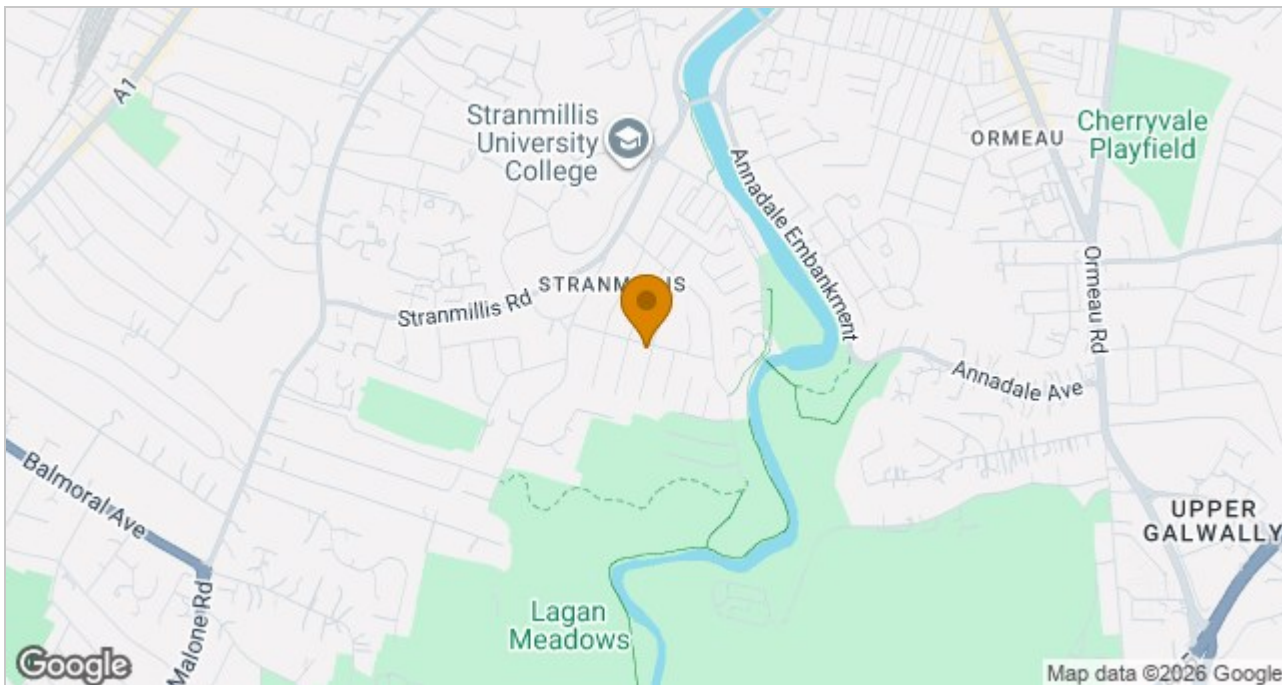


1st FLOOR PLAN



2nd FLOOR PLAN

## Area Map



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