



1 Vauxhall Park, Belfast, BT9 5GZ

Price Guide £400,000

Perfectly positioned in the heart of Stranmillis, this is a superb location for families wishing to position themselves within the catchment area of a wide range of leading primary and secondary / grammar schools. The property itself, a semi-detached house has been extended and offers accommodation comprising two reception rooms, kitchen open plan to dining area, with patio doors leading to enclosed rear garden. On the first & second floors there are four bedrooms and contemporary bathroom suite. Within walking distance to a host of amenities including Stranmillis Primary School, Stranmillis 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.

- Extended Semi-Detached Home In A Sought After Location
- Two Reception Rooms
- Contemporary Shower Suite
- Driveway Parking / Enclosed Rear Gardens in Lawn With Patio Area
- Four Excellent Bedrooms
- Beautiful Kitchen With Generous Dining Space & Double Doors To Enclosed Garden
- Gas Fired Central Heating / PVC Double Glazing
- Extremely Convenient to a Wide Range of Amenities Including Shops, Public Transport & Leading Schools, The Boat Club and the Tow Path and into The City Centre

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	68
(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 with stained glass panel.

RECEPTION HALL



Storage under stairs. Tiled flooring. Cloak space.

LOUNGE 13'5" x 11'1" (4.1 x 3.4)



Laminate wood floor. Attractive fireplace with wood surround. Bay window.

LIVING ROOM 12'1" x 11'1" (3.7 x 3.4)



Laminate wood floor.

KITCHEN / DINING 24'3" x 10'9" (7.4 x 3.3)



Excellent range of high and low level units, integrated appliances to include dishwasher, double oven, hob, extractor fan, plumbed for washing machine and tumble dryer. Double doors to enclosed rear garden.



ON THE FIRST FLOOR



BEDROOM THREE 7'10" x 5'6" (2.4 x 1.7)



BEDROOM ONE 11'5" x 11'1" (3.5 x 3.4)



Laminate wood floor.

BEDROOM TWO 11'9" x 11'5" (3.6 x 3.5)



Laminate wood floor.

SHOWER ROOM



Contemporary white suite comprising low flush W.C, wash hand basin with vanity unit below, double shower enclosure, recessed spot lighting.

ON THE SECOND FLOOR

BEDROOM FOUR 11'9" x 10'9" (3.6 x 3.3)



Storage into eaves. Velux windows.

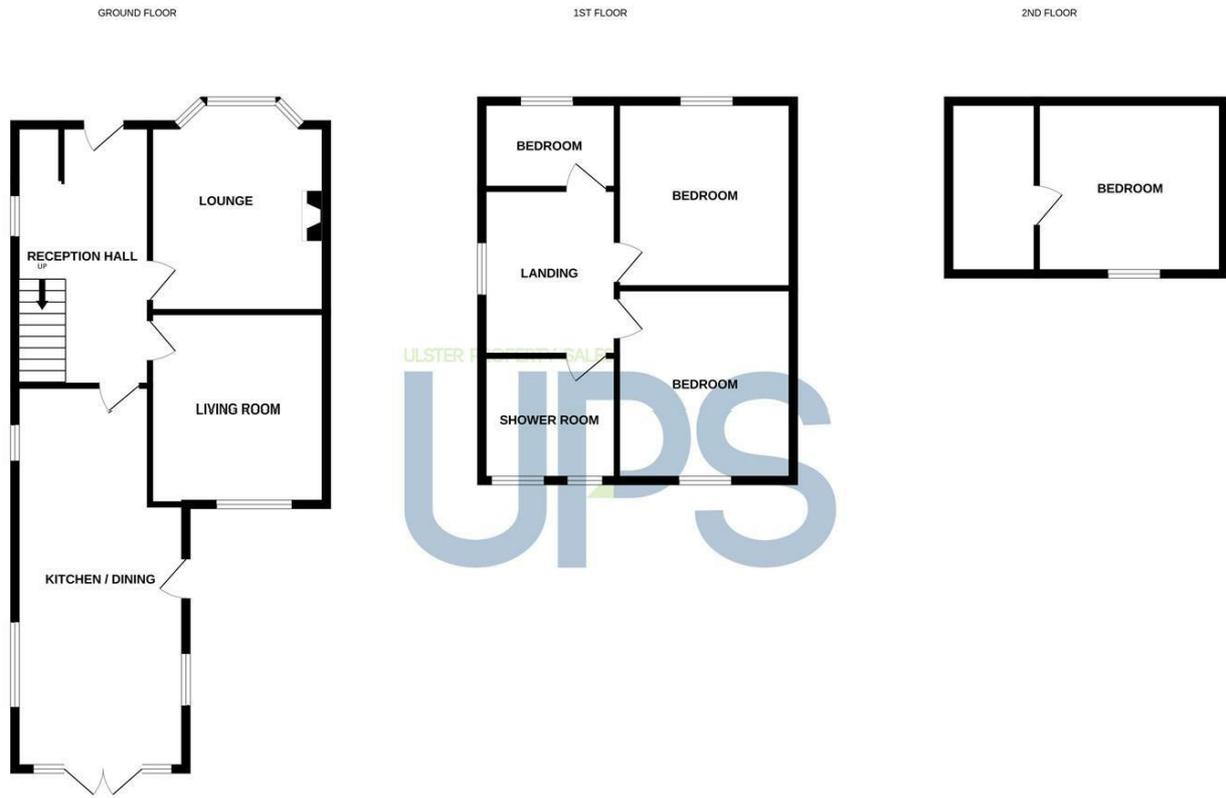
OUTSIDE



Enclosed rear garden in lawn with patio area. Front garden in lawn. Driveway.

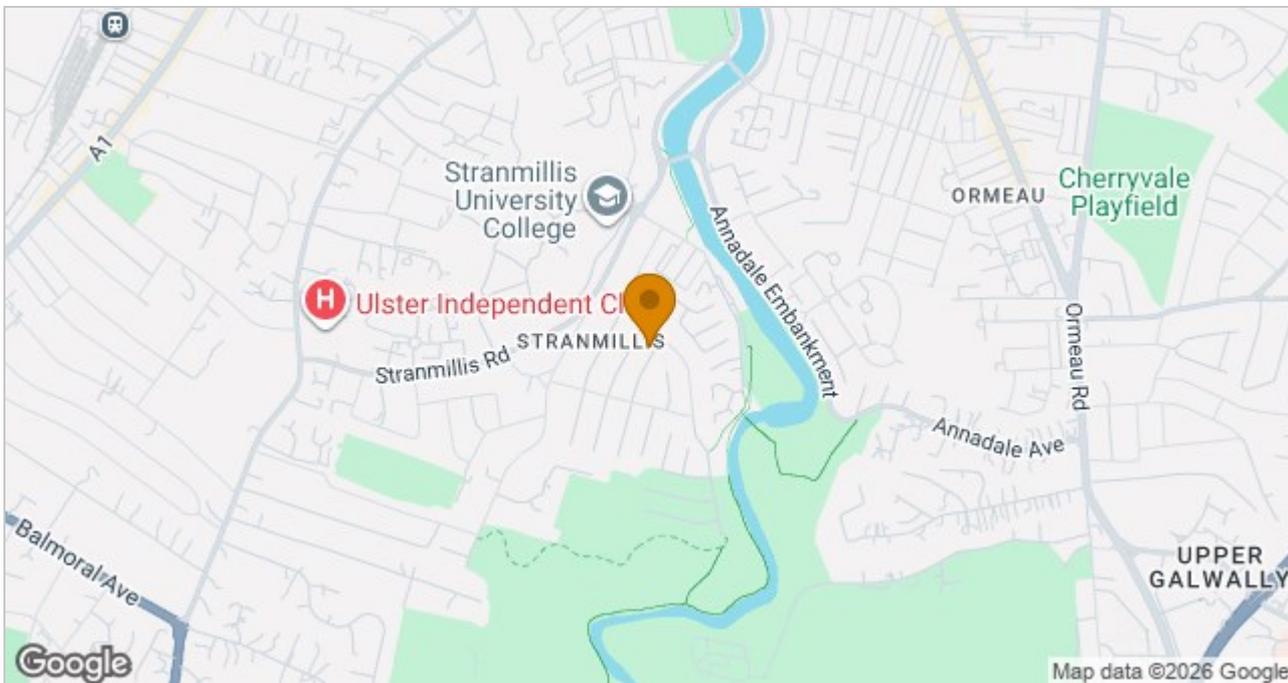


Floor Plan



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.
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Area Map



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