



115 Greystown Avenue, Belfast, BT9 6UH

Guide Price £285,000

Located in the popular Greystown area just off the Upper Malone Road, we are pleased to offer for sale this excellent semi - detached home. An ideal first time buy or purchase for the growing family, the property is well presented and comprises bright and spacious accommodation including living room with multi fuel stove open plan to dining area with sliding patio doors leading to enclosed rear garden, kitchen, three good sized bedrooms and contemporary bathroom suite. Externally, the property boasts a private rear garden in lawn with decked patio, paved front garden, driveway and detached garage. Gas fired central heating and PVC double glazed windows are both in place. Located close to a range of excellent amenities including leading schools, public transport links and shops this home will appeal to many, therefore internal viewing is highly recommended.

- Well Presented Three Bedroom Semi - Detached Home
- Modern Bathroom Suite
- Enclosed Garden To Rear In Lawn With Decked Patio Area
- An Ideal Home For The First Time Buyer Or Growing Family
- Gas Fired Central Heating / PVC Double Glazing
- Open Plan Living / Dining Room With Multi Fuel Stove
- Well Equipped Kitchen
- Paved Front & Detached Garage
- Close To Leading Schools & Excellent Transport Links

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(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		70	73
EU Directive 2002/91/EC			

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

Leaded glass PVC front door.

RECEPTION HALL



Wooden flooring, storage under stairs.

LIVING / DINING 24'3" x 13'5" (7.4 x 4.1)



Wooden flooring, multi fuel stove, recessed spotlighting, sliding patio doors to rear garden.



KITCHEN 10'9" x 8'6" (3.3 x 2.6)



High and low level units, integrated oven, 4 ring hob, extractor fan, single drainer sink unit with mixer tap, recessed spotlighting.

ON THE FIRST FLOOR

BEDROOM ONE 11'9" x 11'1" (3.6 x 3.4)



BEDROOM TWO 11'9" x 11'1" (3.6 x 3.4)



Wooden flooring.

BEDROOM THREE 8'2" x 8'2" (2.5 x 2.5)



Wooden flooring.

BATHROOM



Contemporary suite comprising panel bath with shower over, pedestal wash hand basin, low flush W.C, part tiled walls, tiled flooring, recessed spotlighting.

OUTSIDE



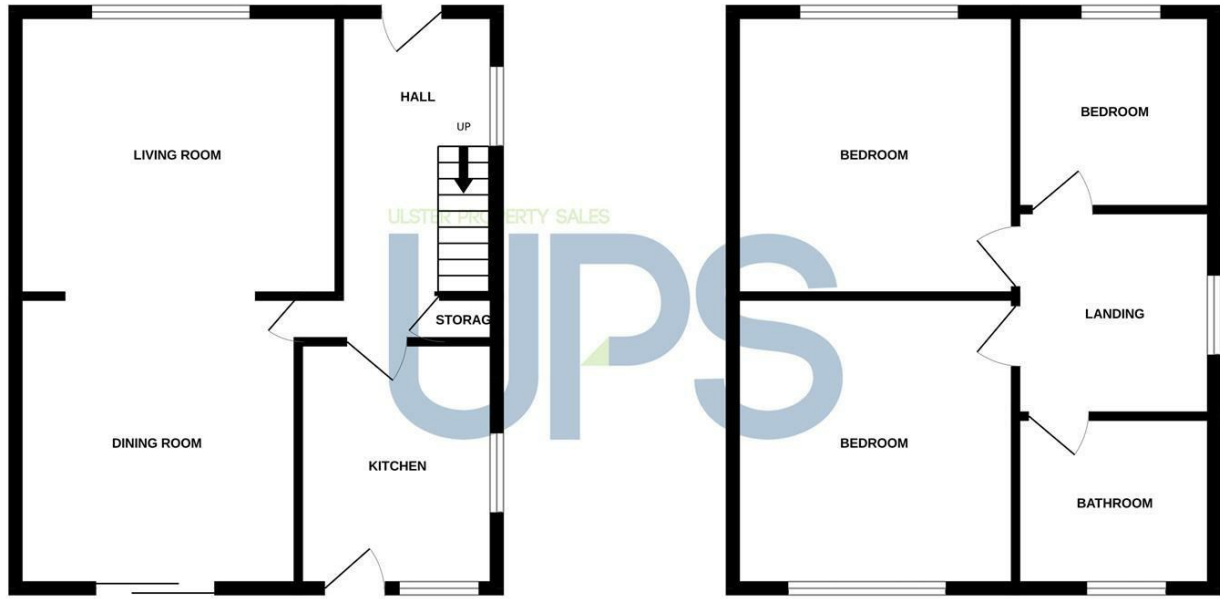
Enclosed rear garden in lawn, decked patio, paved front, driveway & detached garage.



Floor Plan

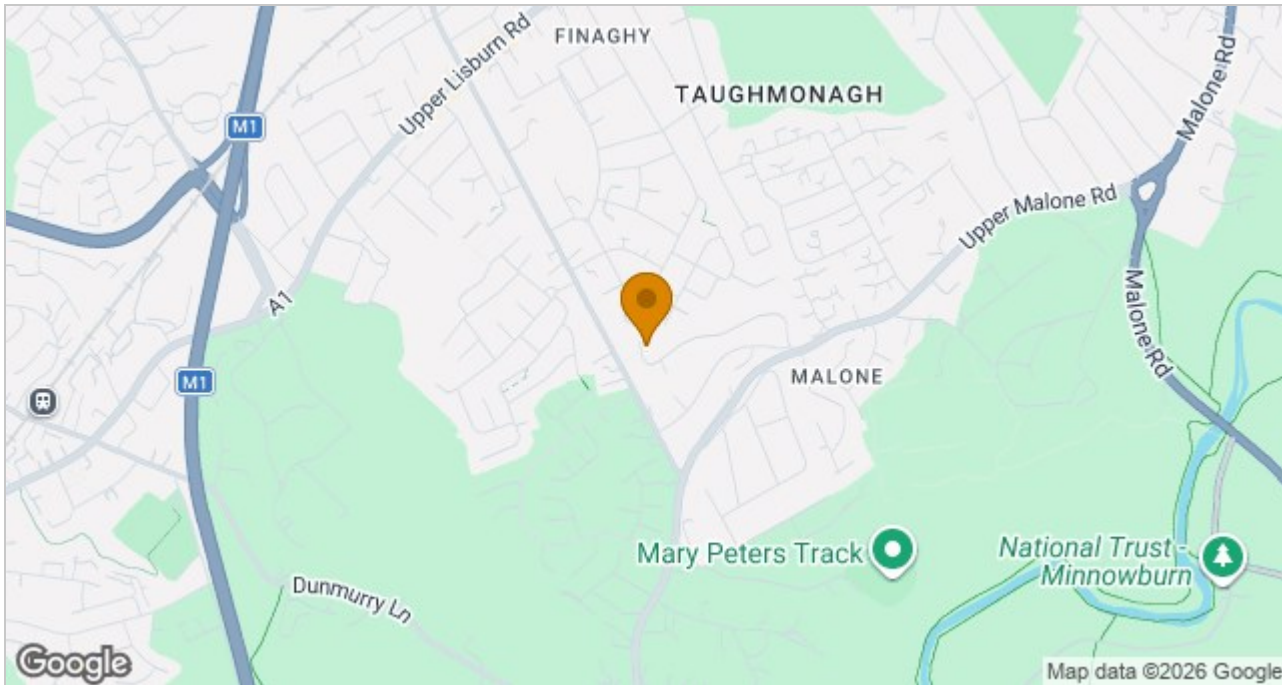
GROUND FLOOR

1ST FLOOR



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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