



20 Balmoral Avenue, Belfast, BT9 6NW

Price Guide £450,000

Situated on Balmoral Avenue, this beautifully extended semi-detached residence offers spacious and versatile accommodation, perfectly suited to modern family living. The ground floor has been thoughtfully enhanced with a substantial extension, providing a flexible bedroom suite complete with a shower room. This adaptable space could equally serve as a home office, playroom, family room or guest accommodation. The heart of the home is the impressive open-plan kitchen and living area which flows seamlessly into a further living and dining area, creating a bright and welcoming environment. A separate lounge offers additional reception space, while a practical utility room adds to the home's functionality. On the first floor, there are three well-proportioned bedrooms, including a spacious principal bedroom benefiting from ensuite and family shower room. Externally, the property enjoys a private rear garden with decked patio, while the front driveway provides off-street parking. Combining generous accommodation, versatile living space and a highly desirable South Belfast address, this outstanding home is sure to appeal to a wide range of purchasers seeking both comfort and convenience.

- Beautifully Presented Semi-Detached Home
- Front Lounge With Open Fire & Bay Window
- Kitchen Open Plan To Living With Multi - Fuel Stove
- Living / Dining Room With Double Doors Leading To Decked Patio
- Spacious Utility Room
- Ground Floor Annex Comprising Bedroom & Shower Room
- First Floor Comprising Three Bedrooms (Master With Ensuite) & Shower Room
- Enclosed Rear Garden In Lawn Surrounded By Mature Shrubs
- Spacious Driveway To Front Providing Off Street Parking
- Convenient Location Within Walking Distance To The Lisburn Road, Leading Schools & Excellent Transport Links

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**



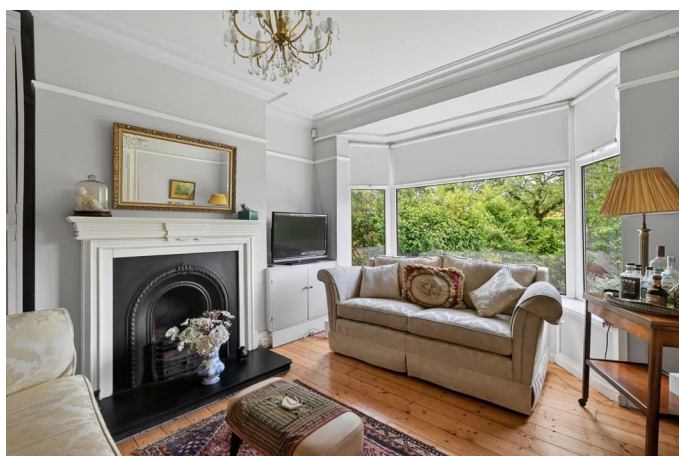
Hardwood front door to entrance porch.
Tiled floor.

RECEPTION HALL



Wood flooring, storage under stairs.

LOUNGE 14'1" x 11'5" (4.3 x 3.5)



Solid wood flooring, bay window, picture rail, cornicing, attractive open fire.

KITCHEN / LIVING 21'11" x 10'5" (6.7 x 3.2)



Range of units, breakfast bar, stainless steel extractor fan, ceramic sink with stainless steel mixer tap. Multi fuel stove with brick surround.



LIVING / DINING 21'11" x 10'5" (6.7 x 3.2)



Wooden flooring. Access to decked patio via patio doors.

UTILITY ROOM 23'7" x 6'6" (7.2 x 2.0)



Plumbed for washing machine & dryer, sink.

SHOWER ROOM 7'6" x 6'6" (2.3 x 2.0)



Low flush W.C, enclosed electric shower, wash hand basin.

BEDROOM FOUR 19'0" x 7'6" (5.8 x 2.3)



Patio doors to rear garden. Stainless steel sink unit.

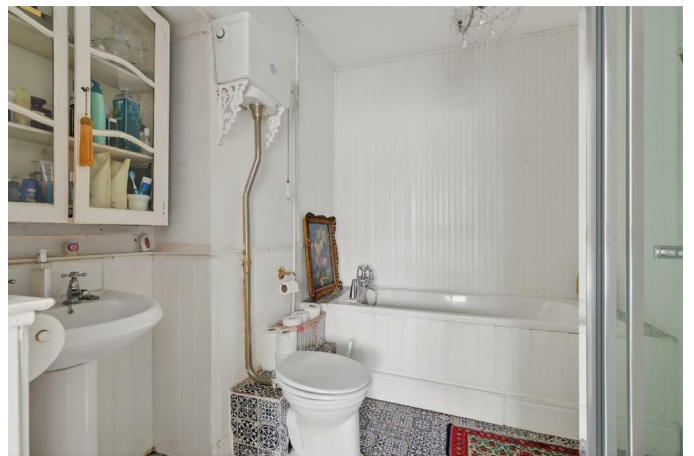
ON THE FIRST FLOOR

Storage off laning.

MASTER BEDROOM 11'9" x 10'5" (3.6 x 3.2)



EN-SUITE BATHROOM 7'10" x 7'6" (2.4 x 2.3)



Panel bath & shower, low flush W.C, pedestal wash hand basin.

BEDROOM TWO 19'4" x 9'10" (5.9 x 3.0)



OUTSIDE



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



Enclosed rear garden in lawn surrounded by mature shrubs, decked patio. Driveway to front providing off street parking.

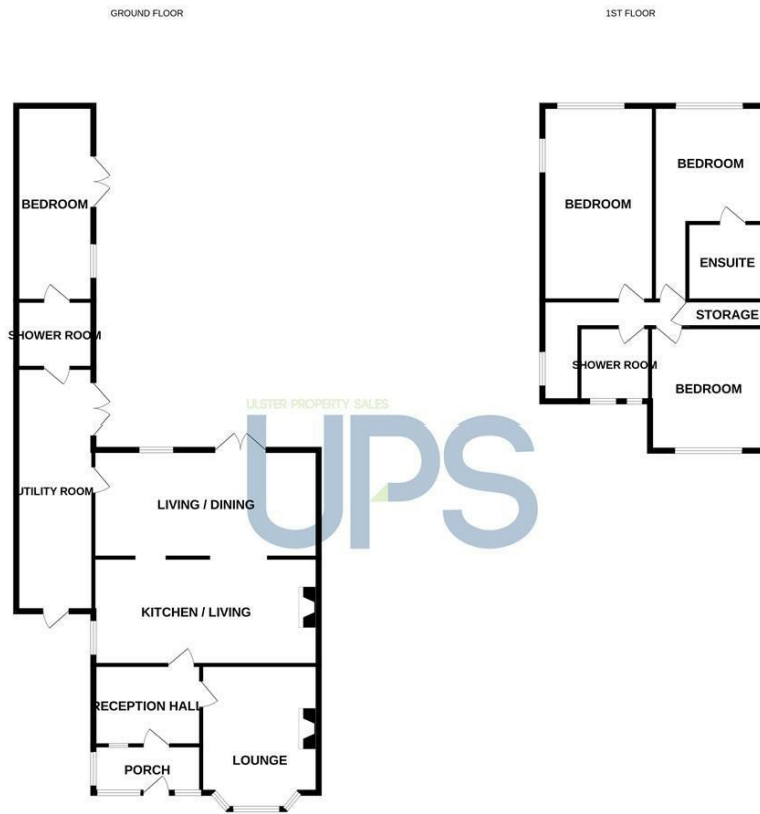


SHOWER ROOM 7'2" x 6'10" (2.2 x 2.1)



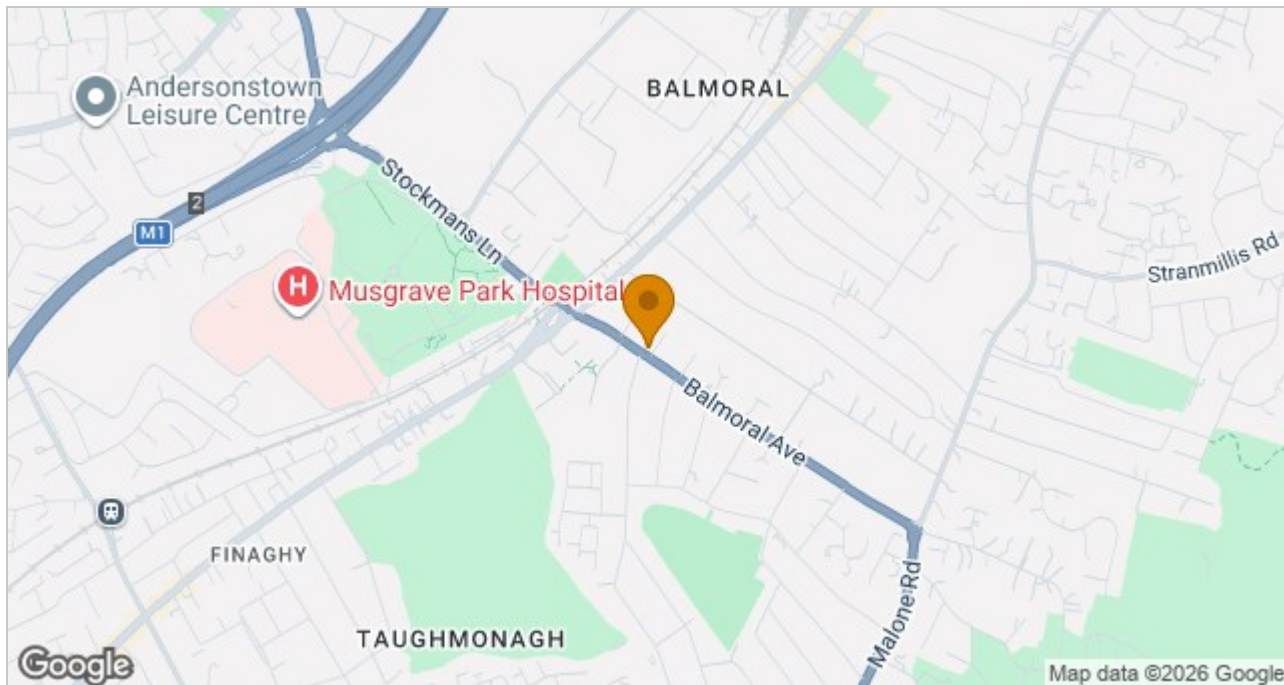
Enclosed shower, low flush W.C, pedestal wash hand basin.

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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