

**7 NEWTON PARK,
BELFAST ,
BT8 6LL**



- ❑ **Detached Bungalow in a Highly Sought-After Residential area off Saintfield Road**
- ❑ **Requiring Extensive Refurbishment or Redevelopment**
- ❑ **Spacious Site with Private Garden Areas and Parking**
- ❑ **Close to Local Amenities, Schools, and Main Transport Routes**
- ❑ **Excellent Potential for a Bespoke Family Home or Investment Project**
- ❑ **Flexible Accommodation over Two Floors**
- ❑ **Gas Central Heating & Double Glazed Windows**
- ❑ **Bathroom and Shower Room**
- ❑ **Tarmac Driveway leading to a Detached Garage**
- ❑ **Cash Purchase Only**

Offers Around: £270,000

Positioned just off the sought-after Saintfield Road, this detached bungalow at 7 Newton Park presents a prime opportunity for renovation or redevelopment. Situated in a quiet, mature residential area, the property offers convenience to local amenities, schools, transport links, and the bustling hubs of Carryduff, Forestside, and Belfast City Centre.

The bungalow sits on a spacious, level site with generous gardens to both the front and rear, providing a rare opportunity for buyers to tailor a home to their exact taste and requirements. While the property requires comprehensive modernisation throughout, its footprint and setting make it an appealing prospect for those seeking a project or investment opportunity.

Ground Floor

HALLWAY:

FAMILY ROOM: 13' 7" x 12' 1" (4.14m x 3.68m)

LIVING ROOM: 13' 7" x 11' 10" (4.14m x 3.61m)

LOUNGE: 12' 6" x 11' 4" (3.81m x 3.45m)

KITCHEN WITH BREAKFAST AREA : 13' 0" x 12' 10" (3.96m x 3.91m)

DINING ROOM: 10' 9" x 7' 4" (3.28m x 2.24m)

BEDROOM (1): 10' 9" x 10' 6" (3.28m x 3.2m)

BATHROOM:

CONSERVATORY: 16' 5" x 12' 4" (5m x 3.76m)

UTILITY ROOM: 12' 10" x 7' 4" (3.91m x 2.24m)



First Floor

BEDROOM (2): 23' 3" x 11' 10" (7.09m x 3.61m)

BEDROOM (3): 23' 3" x 9' 11" (7.09m x 3.02m)

SHOWER ROOM:



Outside

GARAGE: 15' 8" x 10' 0" (4.78m x 3.05m)

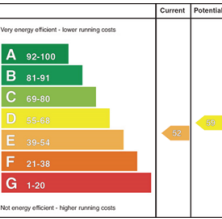
Tarmac driveway leading to a garage.
Extensive gardens to front and to the rear patio and extensive area in lawns,enclosed by fencing.

LOCATION

Turn off Saintfield Road on to Newton Park and the house is on your right.



Rates: £2092.54/per annum
Viewings by appointment.



2nd Floor