

**418 SPRINGFIELD ROAD,
BELFAST,
BT12 7DU**



- ❑ **Semi-Detached Family Home With Garden**
- ❑ **Three Large Bedrooms**
- ❑ **Patio To Front**
- ❑ **Secure Garden in Lawn To Rear**
- ❑ **Gas Fired Central Heating and Double Glazed Windows**
- ❑ **Walking Distance From Public Transport Links, Parks and Schools**

Offers Over: £149,950

An impressive three bedroom semi-detached home in the popular Springfield Road area. Within walking distance of schools, parks and public transport links.

Containing a large front reception room, fully equipped spacious kitchen with dining area, three well-sized bedrooms and a family bathroom with four piece suite. The home offers fantastic storage with a pantry off the kitchen and store by back door. The accommodation is bright and spacious throughout.

Early viewing is highly recommended.

Ground Floor

ENTRANCE HALL:

Wood effect laminate flooring.

LIVING ROOM: 12' 05" x 11' 05" (3.78m x 3.48m)

Wood effect laminate flooring.

KITCHEN: 15' 09" x 10' 05" (4.8m x 3.18m)

Range of high and low level units, laminate work-surfaces, free standing oven, splashback tiling, extractor fan, access to pantry.



First Floor

LANDING:

Carpeted flooring.

BEDROOM (1): 12' 06" x 8' 05" (3.81m x 2.57m)

Carpeted flooring.

BEDROOM (2): 10' 06" x 8' 07" (3.2m x 2.62m)

Laminate flooring.

BEDROOM (3): 9' 06" x 7' 02" (2.9m x 2.18m)

Laminate flooring.

BATHROOM:

Four piece suite with panel bath, shower, wash hand basin and low flush W/C. Good natural lighting via frosted privacy glass.



Outside

GARDEN

Secure garden in lawn to rear with side access.

LOCATION

On the Springfield Road.



Rates: £935/ per annum
Viewings by appointment.

