



21 Burnside Park, Saintfield Road, Belfast, BT8 6HU

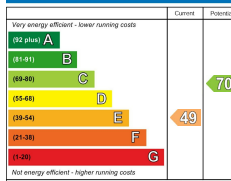
Asking Price £194,950

Burnside Park is a quiet cul-de-sac, situated just off the Saintfield Road at Commons Brae. Within walking distance to an excellent selection of shops, primary and post-primary schools, parks and public transport links, you can be sure that all your everyday needs are never more than a few minutes from your front door!

The property itself comprises of three bedrooms, spacious lounge, open plan kitchen / dining room and bathroom suite on the first floor. Externally there is well maintained gardens with laid lawns to the front and rear and a private driveway to the side offering off street parking for at least two cars.

In addition to this the property also benefits from upvc double glazing and is serviced with an economy-7 heating system. Maintained to an excellent standard and having no onward chain, this property will make a fantastic purchase for any growing family looking for that extra bit of space, or first time buyer looking to step onto the property ladder. Viewings are available on request now but make sure to move quick!

- Well Presented Semi-Detached Home
- Spacious Lounge
- Coloured Bathroom Suite
- Economy-7 Heating
- Excellent Location in quiet cul-de-sac close to wide selection of shops, schools and transport links
- Three Bedrooms
- Open Plan Kitchen / Dining Room
- Upvc Double Glazing
- Enclosed Gardens to Front and Rear
- Chain Free Sale

Energy Efficiency Rating	
Current	Potential
	70
	49
<small>Not energy efficient - higher running costs</small> Northern Ireland	
<small>EU Directive 2002/91/EC</small>	

Entrance Hall 11'6" x 6'3" (3.51m x 1.92m)



Glazed upvc front door and surround opens onto entrance hall with laminate flooring.



Lounge 13'9" x 11'6" (4.20m x 3.51m)



Spacious lounge with laminate flooring and separate door leading onto dining area.



Open Plan Kitchen / Dining Room 18'4" x 10'0" (5.61m x 3.05m)



Open plan kitchen / dining room with selection of upper and lower level units complete with formica worktops, stainless steel sink with drainer, integrated electric oven and hob. Plumbed for washing machine. Part tiled walls. Tiled flooring in kitchen area and laminate flooring in dining area. Access to built in storage cupboard.





First Floor

Access to floored roof space via fold down ladder.

Bedroom 1 11'2" x 10'5" (3.42m x 3.20m)



Double bedroom with built-in storage.



Bedroom 2 10'7" x 10'5" (3.25m x 3.20m)

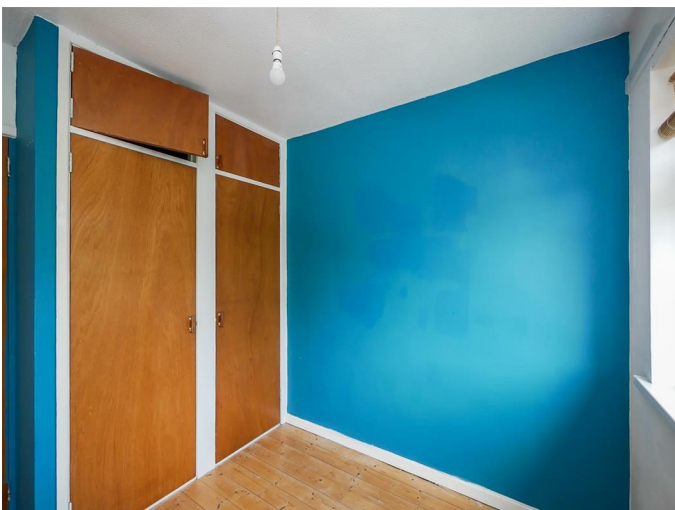


Double bedroom with built-in storage.

Bedroom 3 7'8" x 7'0" (2.35m x 2.15m)



Single bedroom with built-in storage.



Bathroom 7'8" x 7'7" (2.36m x 2.33m)



Coloured bathroom suite comprising of panelled bath with over hanging electric shower, pedestal wash hand basin and low flush w.c. Part tiled walls and tile effect vinyl flooring. Access to hot press.



Property Front



Enclosed garden to the front with laid lawn. Tarmac driveway to the side offering off street parking.

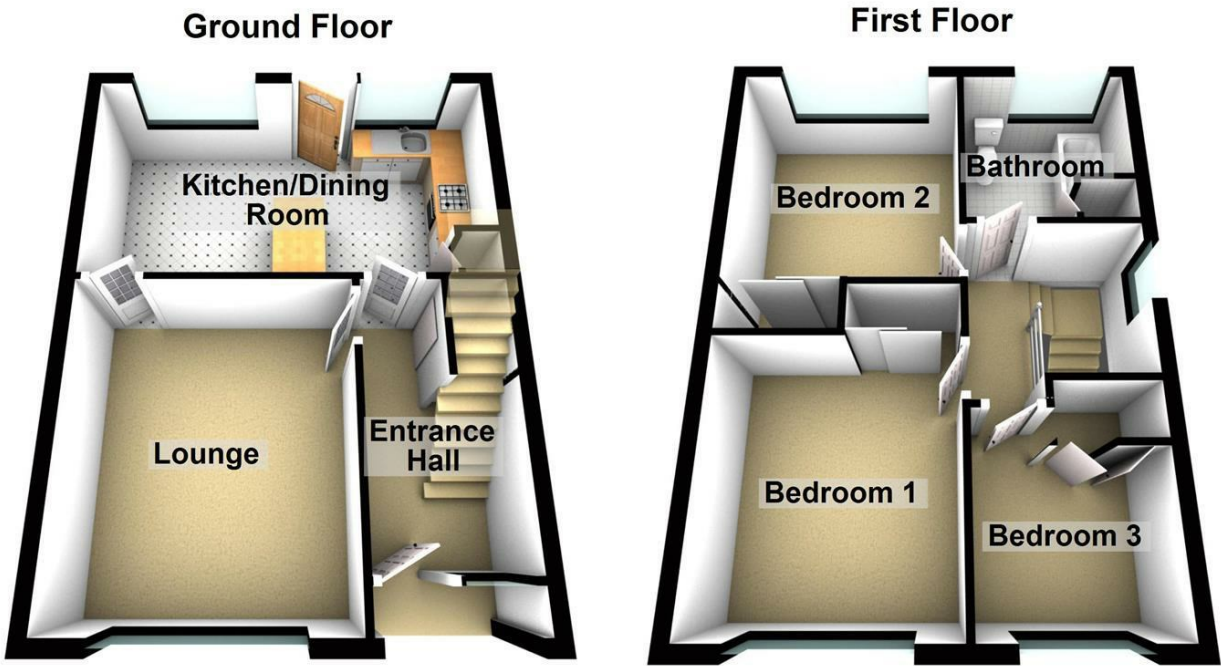
Enclosed Rear Garden



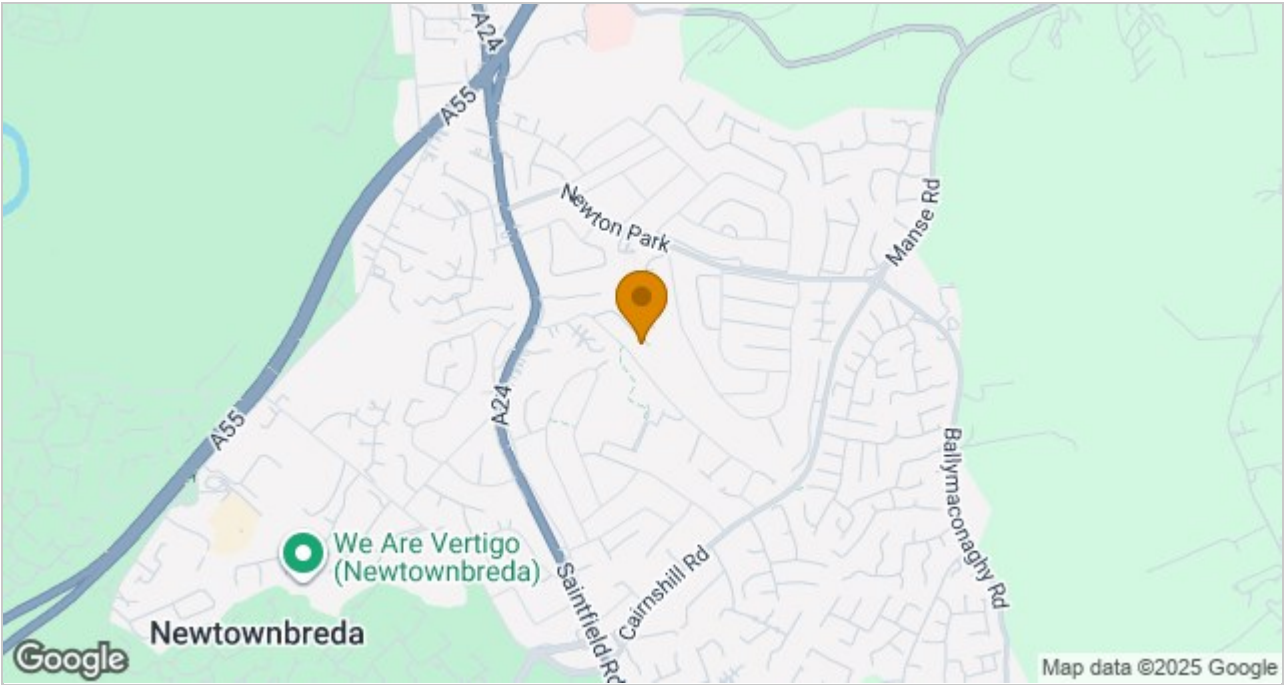
Enclosed rear garden with south westerly aspect complete with laid lawn. Bordered by timber fencing and mature trees.



Floor Plan



Area Map



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