



13 Belvoir Close, Belvoir Park, Belfast, BT8 7PL

Asking Price £167,500

13 Belvoir Close is a completely renovated mid terrace home set in one of this popular areas most sought after settings, close to an array of amenities, including local shops, schools, churches as well as bus and arterial routes. This home is ready to move into with more or less everything both internally and externally having been replaced / renewed and given its good size accommodation it is a home that does really need to be viewed to be appreciated, and one we feel will be of instant appeal to the many chain free buyers looking to invest / take their first steps upon the property ladder. Comprising 3 good size bedrooms, a bright and spacious lounge, a brand new fitted kitchen and bathroom, it also has the added bonus of utility area and a ground floor w/c. Externally it is set in a cul de sac setting positioned just off Belvoir Drive with lawn gardens to the front and good size garden to the rear that has just been sown. From the rear of the property there is a pleasant view overlooking Belvoir Park Forest. Close by are many amenities including local shops, the Tesco Store, Forestside shopping centre and the many shops on the Boucher Road. For those who enjoy the outdoors, Shaw's Bridge, Minnowburn and Belvoir Park Forest are all within a brief walk from the property.

- Renovated mid terrace home
- Bright and spacious lounge
- Utility area
- Luxury white bathroom suite
- Double glazed windows
- Three good size bedrooms
- Brand new fitted kitchen with dining space
- Ground floor w/c
- Gas central heating
- Chain free and ready to move into with the hard work already done

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		73	78

EU Directive 2002/91/EC

The accommodation comprises



Pvc double glazed front door leading to the entrance hall

Entrance hall 6'7" x 5'1" (2.03m x 1.55m)



Glazed upvc front door opens onto entrance hall with feature tiled flooring.

Lounge 13'11" x 13'10" (4.25m x 4.23m)



(measurements at widest points) Bright and spacious lounge with laminate flooring.

Additional lounge image



Modern Fitted Kitchen 11'9" x 10'1" (3.59m x 3.08m)



Modern fitted kitchen with a selection of upper and lower level, white gloss units complete with stainless steel sink with drainer, integrated electric oven with ceramic hob, and overhead stainless steel extractor fan. Part tiled walls and tiled flooring. Access to gas boiler.

Additional kitchen image

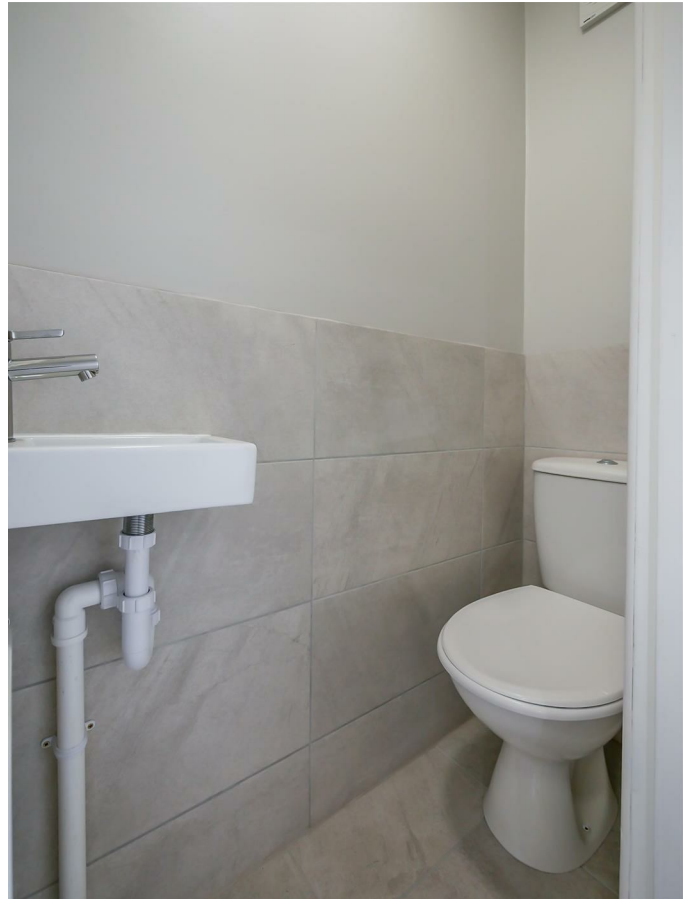


Rear hall / utility 10'5" x 5'2" (3.18m x 1.58m)



Utility area plumbed for washing machine. Glazed upvc door opens onto enclosed rear garden. Tiled flooring.

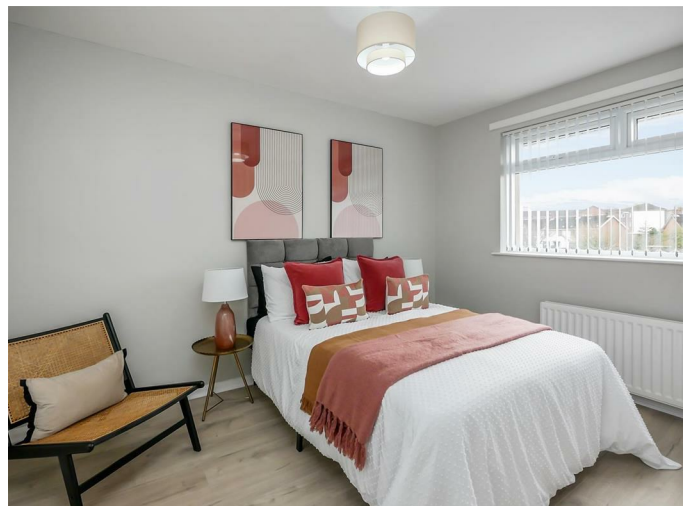
Cloaks



ground floor w.c complete with low flush w.c and corner sink basin with stainless steel mixer taps. Tiled flooring.

1st floor

Bedroom 1 10'7" x 10'1" (3.24m x 3.08m)



Spacious double bedroom with laminate flooring and built-in storage cupboard.

Bedroom 2 11'11" x 8'9" (3.65m x 2.67m)



Spacious double bedroom with laminate flooring and built-in storage cupboard.

Bedroom 3 8'10" x 8'3" (2.71m x 2.53m)



Good sized bedroom with built-in storage cupboard.

Bathroom 6'5" x 5'5" (1.96m x 1.66m)



Contemporary white bathroom suite

comprising of panelled bath with stainless steel mixer taps and over hanging electric 'Triton' shower, pedestal wash hand basin with stainless steel mixer taps, low flush w.c and heated chrome towel rail. Grey tiled walls and flooring,

Outside

Front garden



Rear garden



Enclosed rear garden bordered by timber fencing.

Rear elevation

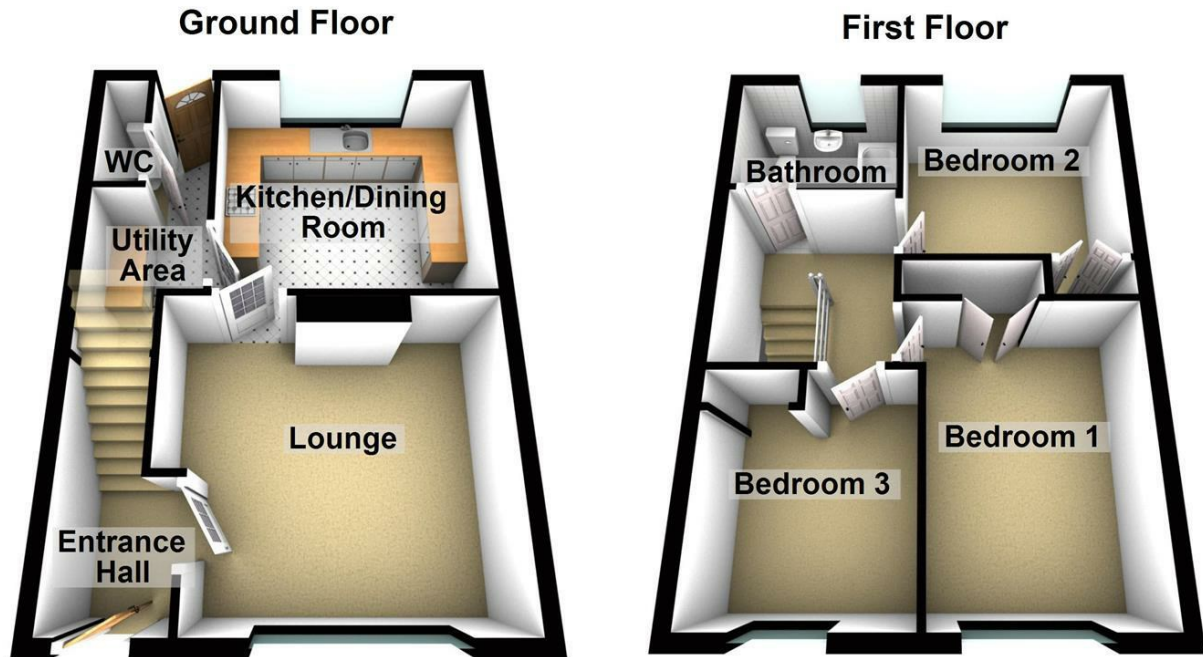


Rear aspect

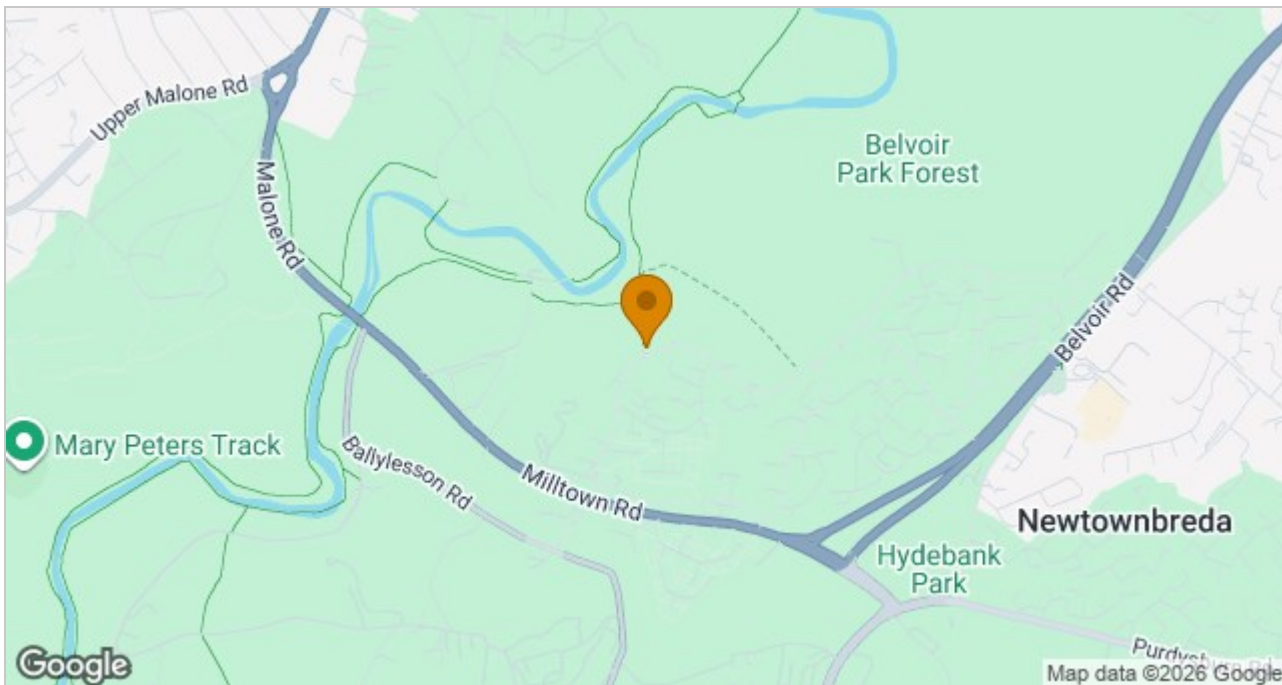


Overlooking Belvoir Forest.

Floor Plan



Area Map



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