



165 Barnett's Road  
Belfast  
BT5 7BG

LONGSTAND

Guide Price:  
£225,000



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EPC:  
D68

Longstand Property presents 165 Barnett's Road, a three bedroom semi-detached home with garage in a highly desired part of East Belfast. Features of the property include a recent and fully replaced roof, open-plan living dining space and gas-fired central heating. The accommodation comprises entrance hall with potential for under-stair WC leading to the open plan living/dining space and modern kitchen on the ground floor. Upstairs, there are three bedrooms, two of which are double bedrooms and bathroom with access to the attic.

Outside, the front garden features the original cast iron railings and gate. The driveway is suitable for one large and one small car with the single garage currently used for storage. The south facing rear garden is stepped with a raised patio to enjoy the afternoon sunshine and lower level laid in lawn.

More about the location...

Located on Barnett's Road in East Belfast, the property has an abundance of amenities within the vicinity. The shops at Summerhill Avenue are within a 5 minute walk as is Stormont Estate. Eateries in the area include General Merchants, Haptik, Cultura and The Poet. The Comber Greenway is located at the Kings Road end of Barnetts Road and the nearby Newtownards Road provides main bus routes and easy access to Belfast city centre.

### Entrance Hallway

14'11" x 5'11"

Herringbone timber effect flooring and under-stair storage with potential for downstairs WC.

### Living/Dining

24'4" x 10'1" into bay

Open plan space with carpeted flooring, Wifi connection point and uPVC double doors to rear garden.

### Kitchen

16'8" x 5'10"

Galley style kitchen with timber effect flooring and a range of high and low level units. Appliances include an oven, four ring electric hob, washing machine and fridge freezer.

### First Floor - Landing

7'6" x 7'2"

Carpeted flooring.

### Bedroom 1

11'4" x 9'6" max

Double bedroom with carpeted flooring.

### Bedroom 2

9'11" x 9'6" max

Double bedroom with carpeted flooring.

### Bedroom 3

7'3" x 7'0"

Carpeted flooring.

### Bathroom

7'2" x 6'7" max

Timber effect flooring, white three pieces sanitary ware to include bath with shower fitting, WC and vanity unit. Access to attic and hot-press with shelving and gas-fired combi boiler,







Turn onto Summerhill Avenue from the Newtownards Road, Barnett's Road is the second road on the right and No.165 is located on the left hand side.

## CONTACT

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