

For Sale

SimonBrien

Asking Price: £399,950



38 North Road,
Belfast,
BT5 5NH

simonbrien.com



KEY FEATURES

- Attractive Semi-detached Red Brick Family Home In The Heart Of East Belfast
- 5 Bedrooms
- 3 Reception Rooms (One With Bay Window)
- Original Fireplaces Throughout Many Of The Reception Rooms
- U - Form Kitchen with 3 electric ovens, 7 gas ring range cooker
- Majority Of Period Features Retained
- Parquet Woodblock Floor To Entrance Hall
- High Ceilings
- Utility Room
- Ground Floor Shower Room With WC
- Bathroom To First Floor
- Oil Heating
- Attached Garage
- Well Presented & Maintained Throughout
- Garden With Southerly Aspect To Rear
- Ample Parking To The Front
- Convenient To Local Shops, Leading Schools & Easy Commuting Distance To Belfast City Centre
- Within Catchment Area Of The Provinces Leading Schools, Making It The Perfect Family Home
- New Grant Vortex Combination Boiler
- Bangor Blue slate roof
- Hive Thermostatic Heating Controls
- Partial garage conversion to home office
- Artificial Grass
- Early Viewing Strongly Recommended

SUMMARY

This extensive red brick semi-detached period home has been extended and is situated on the North Road which offers spacious accommodation and convenience in a sought after and renowned location.

The property has retained many of the features associated with the era of its construction adding to the quality, style and character of the dwelling. The interior is deceptive and is extensive and attractive throughout. On the ground floor one can find three spacious reception rooms with original features and the good sized kitchen, utility room, and shower room with WC. Upstairs, there are four bedrooms and a fifth on the second floor. A well-appointed bathroom completes the living space upstairs.

There is parking to the front with remote controlled gate and a rear garden patio with southerly aspect. Situated within close proximity to many first class recreational facilities, leading primary and secondary schools, and within easy commute to Belfast City Centre, this is a superb example of a period family home in one of East Belfast's most sought after areas. Ballyhackamore and Belmont Villages are just a short stroll away, and offer local amenities and an array of restaurants. Also close at hand are many arterial routes such as the Outer Ring, Sydenham Bypass, and the Upper Newtownards Road.

This substantial attractive residence will have broad appeal, and we strongly recommend interested parties to arrange a private appointment to view at their earliest convenience.



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Parquet floor.

RECEPTION/DINING ROOM:

15' 4" x 12' 5" (4.67m x 3.78m)

Cast iron fireplace with open fire.

TV ROOM/SNUG:

12' 6" x 12' 0" (3.81m x 3.66m)

Open fire.





KITCHEN:

13' 2" x 9' 6" (4.01m x 2.9m)

Full range of high and low level units. Belfast sink unit. Recessed for range cooker. Ceramic tiled floor. Open to:

FAMILY ROOM:

19' 0" x 13' 0" (5.79m x 3.96m) (max.)

Cast iron multi-fuel stove. Pine floor.

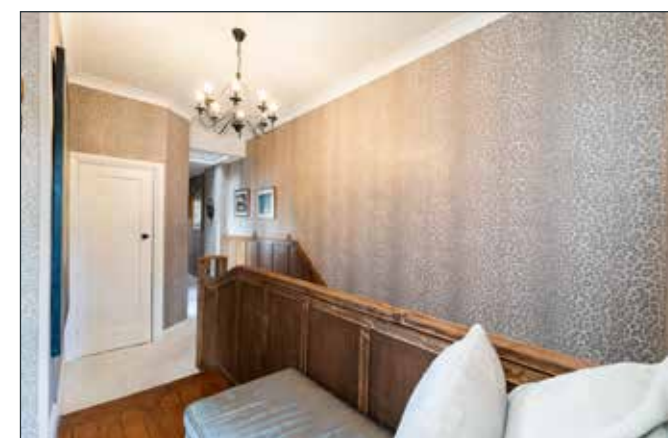
UTILITY ROOM:

12' 4" x 4' 9" (3.76m x 1.45m)

Range of high and low level units. Stainless steel sink unit. Recessed for washing machine. Ceramic tiled floor.

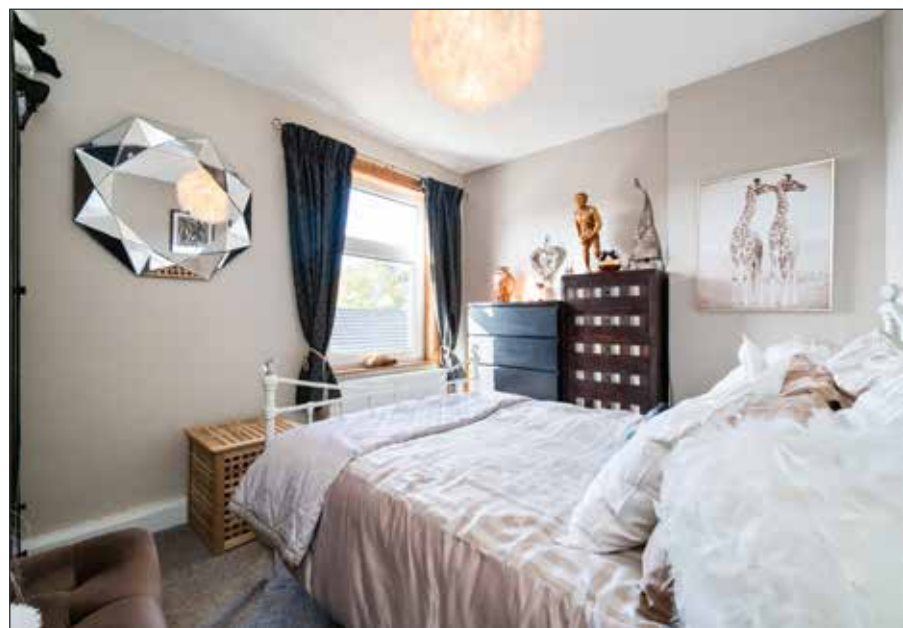
SHOWER ROOM:

Fully tiled shower cubicle with instant heat electric shower. Semi-pedestal wash hand basin. Low flush WC. Partially tiled walls. Ceramic tiled floor.



FIRST FLOOR

BEDROOM (1):
15' 1" x 11' 1" (4.6m x 3.38m)
 Polished wooden floor.



BEDROOM (2):
11' 9" x 9' 7" (3.58m x 2.92m)

BEDROOM (3):
12' 6" x 9' 2" (3.81m x 2.79m)

BEDROOM (4):
9' 0" x 8' 1" (2.74m x 2.46m)

BATHROOM:
White suite comprising cast iron ball and claw foot oval bath with mixer taps and shower fitment over. Fully tiled shower cubicle. Low flush WC. Pedestal wash hand basin. Fully tiled walls. Ceramic tiled floor.

SECOND FLOOR

BEDROOM (5):
19' 10" x 11' 3" (6.05m x 3.43m) (max.)



OUTSIDE

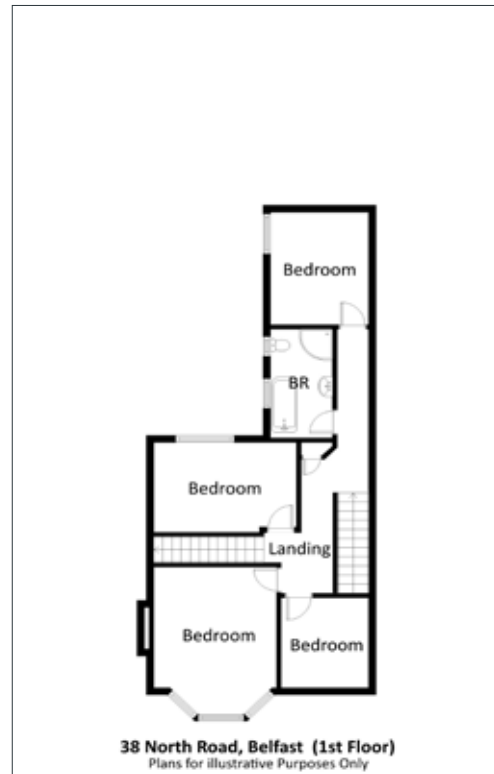
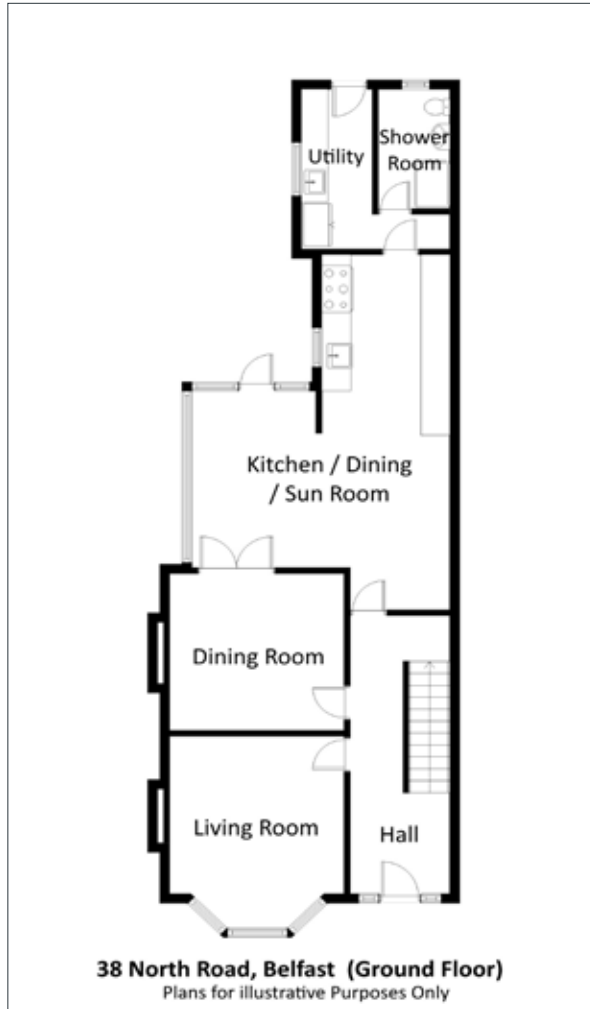
To the front, remote controlled gates to ample parking area.
To the rear is a patio and garden area with artificial grass.

ATTACHED GARAGE

22' 7" x 7' 8" (6.88m x 2.34m)

Part converted to Home Office, accessed via double doors and electric shutter.





VALUER

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