



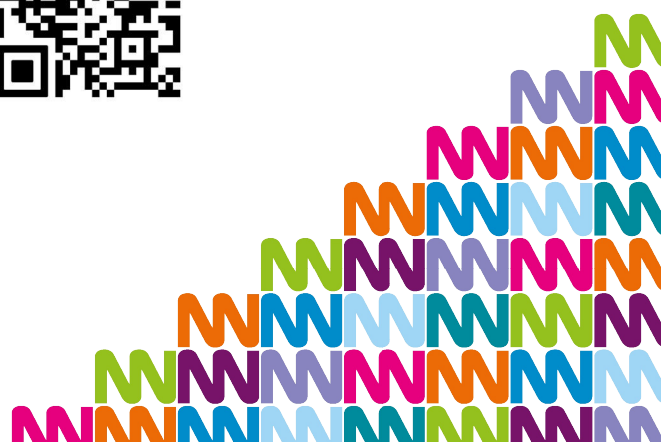
10 Winchester Road
Carryduff, Belfast
BT8 8QQ

Offers Over
£200,000

- Beautifully Presented Semi-Detached Home
- Excellent & Convenient Location
- Three Bedrooms
- Spacious Lounge w/ Wood Burner
- Open Plan Fitted Kitchen & Dining Area
- Family Bathroom
- Ample Off Street Parking
- Rear Garden - Patio & Artificial Grass Area with Garden Shed
- Gas Fired Central Heating and uPVC Windows Throughout
- EPC - C 73



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





Welcome to 10 Winchester Road, a thoughtfully finished and inviting home that blends style and comfort in the heart of Carryduff.

Upon entering, you are greeted by a spacious and inviting lounge featuring a charming wood burner, creating a warm and cosy atmosphere. This leads seamlessly into the modern, open-plan kitchen and dining area, fully equipped and perfect for both family life and entertaining. Upstairs, the property comprises of three well-presented bedrooms and a stunning family bathroom, all finished to a high standard.

Externally, the property offers plenty of off street parking with a tarmacked driveway and an attractive artificial grass area to the front. The enclosed rear garden provides a low-maintenance outdoor space complete with patio area, artificial grass and a large garden shed.

This is a fantastic opportunity to acquire a beautifully maintained home in a highly sought-after location. Living in Carryduff, you will never struggle for amenities with local shops, eateries, schools and leisure facilities just a stone's throw away.

ACCOMMODATION

This superb home offers a spacious, cosy lounge with a wood-burning stove, that flows into a modern open-plan kitchen and dining area, along with three beautifully presented bedrooms and a stunning family bathroom.

OUTSIDE

Externally, the property boasts a fully tarmacked driveway with an artificial grass area to the front, and an enclosed rear garden featuring a patio, artificial grass section and a large garden shed.

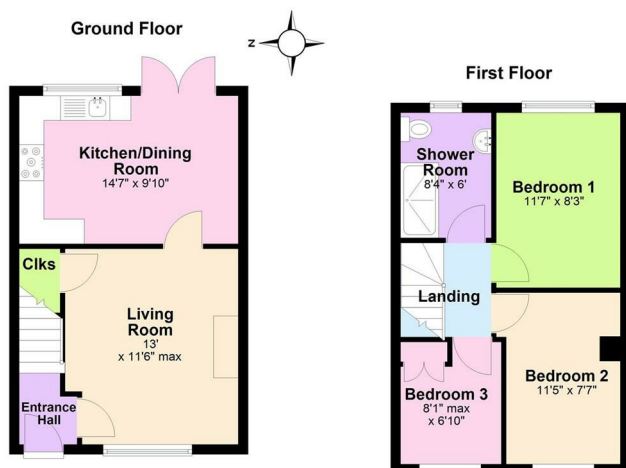
MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McLean from Ritchie & McLean Mortgage Solutions on 07731435310 or email Laura on laura@ritchiemclean.co.uk

ENQUIRES TO

Kyle Toan:

kyle@quinnestateagents.com or 07542 607015



10 Winchester Road, Carryduff

Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.



For any enquiry relating to this property, please contact

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