



Michael Chandler

Attractive four-bedroom detached home in the ever-popular Greer Park area of South Belfast  
Spacious and flexible accommodation ideal for modern family living  
Welcoming entrance hall with understairs storage & convenient downstairs WC  
Bright and spacious living room with feature fireplace & sliding doors to a conservatory  
Additional reception room – ideal as a family room, home office or teenage den  
Open plan kitchen & dining area with range of high and low level units & plumbed for white goods  
Generously sized principle bedrooms benefitting from en-suite shower room

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## Lucky Number 7!

Situated within the ever-popular Greer Park area of South Belfast, this attractive four-bedroom detached home offers generous, flexible accommodation ideal for modern family living.

As you enter the home you are greeted by a welcoming entrance hall complete with convenient understairs storage and a downstairs WC. The bright and spacious living room features a charming fireplace and sliding doors leading through to a conservatory with delightful views over the rear garden - the perfect spot to relax or entertain. A further reception room offers excellent versatility and could be used as a family room, home office, or an ideal space for teenagers seeking their own space. The open-plan kitchen and dining area, thoughtfully designed with a range of high and low level units and plumbed for white goods offers a sociable space providing ample room for family dining and everyday living.

Upstairs comprises a well-proportioned principal bedroom with ensuite shower room, two further double bedrooms - one with built in storage and a comfortable single bedroom. whilst a contemporary main bathroom with a stylish three-piece white suite completes the first floor.

Outside, the front garden is laid in lawn with mature shrubs, while a stone driveway to the side provides off-street parking and access to the attached garage, ideal for additional storage. The fully enclosed rear garden is also laid in lawn and features a water feature & patio area perfectly positioned to enjoy the evening sun - an ideal setting for outdoor dining and family gatherings.

Greer Park Avenue is located just off the Newtownbreda Road and is convenient to a host of local amenities such as Forestside Shopping Centre, Tesco Newtownbreda, many leading primary and secondary schools and the outer ring offering easy access to Belfast City Centre.

### Your Next Move...

Thinking of selling, it would be a pleasure to offer you a FREE VALUATION of your property.



**Mortgage advice is available from our in-house Mortgage Advisor, you can find out how much you can borrow within minutes!**

### REQUEST VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property to you!

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