



## 7 Benview Park, Belfast, BT14 8HT

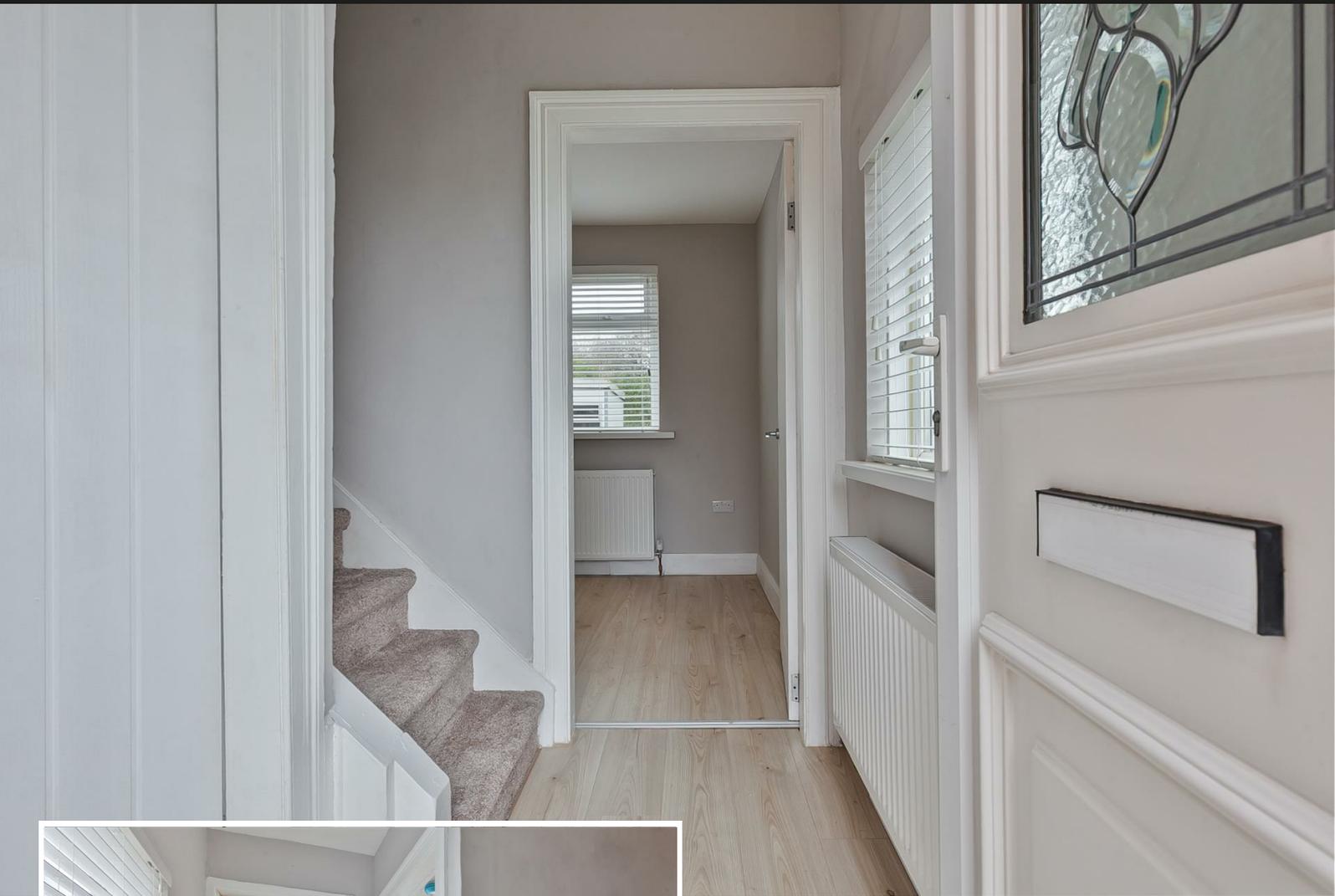
- Refurbished Semi Detached Home
- Bay Fronted Lounge
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Low Maintenance Gardens
- Three Bedrooms
- Kitchen Through Dining Room
- Deluxe Shower Room; White Suite
- Private Driveway
- Convenient Location

Offers Over £138,950

EPC Rating E



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering.  
Stairwell to first floor.

#### LOUNGE 12'0" x 9'11"

Bay window to front elevation. Wood laminate floor covering.



## **KITCHEN WITH INFORMAL DINING ROOM 14'6" x 10'8" (wps)**

Modern, fitted kitchen with range of high and low level storage units with contrasting, woodblock effect melamine work surface. Matching breakfast bar area. Colour coded sink unit with draining bay. Integrated, touch screen, ceramic hob with extractor hood over. Integrated oven, fridge freezer and dishwasher. Upstands to walls to match worktop. Wood laminate floor covering. PVC double glazed door to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to roof space.

### **BEDROOM 1 10'0" x 8'11"**

Views towards Belfast. Wood laminate floor covering.

### **BEDROOM 2 8'11" x 7'8"**

Access to hot press. Wood laminate floor covering.

### **BEDROOM 3 10'10" x 6'2" (wps)**

Views towards Belfast. Wood laminate floor covering.

### **DELUXE SHOWER ROOM**

Contemporary, white, three piece suite comprising shower enclosure, vanity unit and WC. Electric shower. Towel radiator. Fully panelled walls.

### **EXTERNAL**

Double gates leading to generous sized, private driveway finished in concrete.

Front garden finished in lawn.

External lighting.

PVC soffits, fascia and rainwater goods.

Rear garden finished mainly in patio areas.

Outside tap.

Boiler house with oil fired central heating boiler.

Garden store.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings





& Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

**Recently refurbished, three bedroom, semi detached home, conveniently located off Ballysillan Road, North Belfast.**

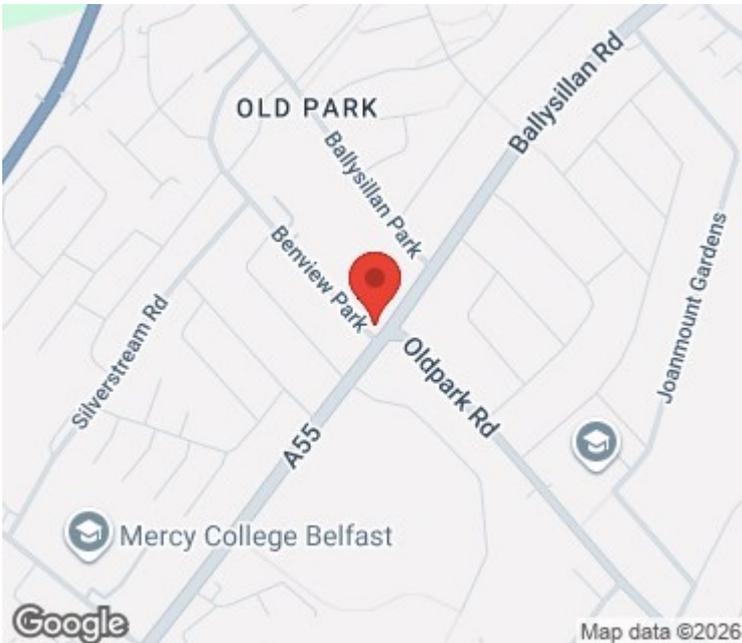
**The property comprises entrance hall, bay fronted lounge, kitchen through dining room, modern fitted kitchen, three bedrooms, and deluxe shower room, with contemporary, white three piece suite.**

**Externally, the property enjoys private driveway, and low maintenance gardens front and rear.**

**Other attributes include oil heating and PVC double glazing.**

**Ideal first time buy / buy to let investment alike.**

**Early viewing highly recommended.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>66</b>
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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