



38 NORTH ROAD

BELFAST BT5 5NH

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*Offers Over*

**£399,950**



SEMI-DETACHED | 4  | 2  | 3 

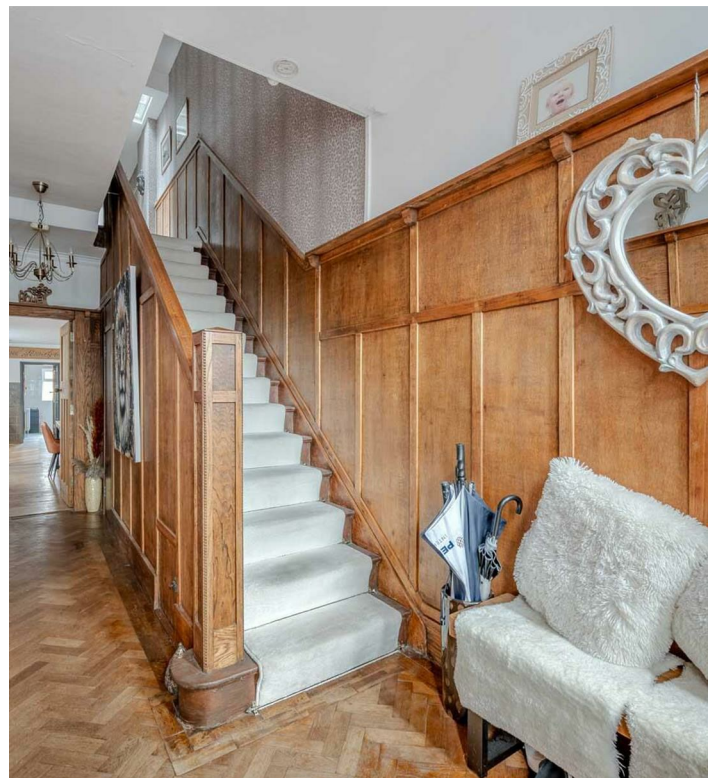
An attractive and deceptively spacious four bedroom period style detached home, blending original charm with modern comfort.

An attractive and deceptively spacious four bedroom period style detached home, blending original charm with modern comfort. This well presented property offers generous living spaces, including an elegant lounge with period features, a contemporary open plan kitchen/dining/snug area, and a private garden, perfect for family living. The four well-proportioned bedrooms provide plenty of space. Ideally located in a sought-after area, close to local amenities, schools and transport links, this is an ideal family home for timeless appeal.

Internally the property comprises; spacious entrance hall with original wood panelling, lounge with bay window and feature fireplace, rear reception with open fire, a modern kitchen/diner/snug area with further utility room and downstairs shower room. Upstairs there are four bedrooms, and a luxury bathroom with four piece suite. A fixed staircase from the landing leads to a fully floored and sheeted roofspace.

Externally the property benefits from electronically controlled gates leading to driveway for ample off street parking and an attached garage, part converted to a home office, and part for storage. To the rear is a private garden in artificial grass with patio areas.

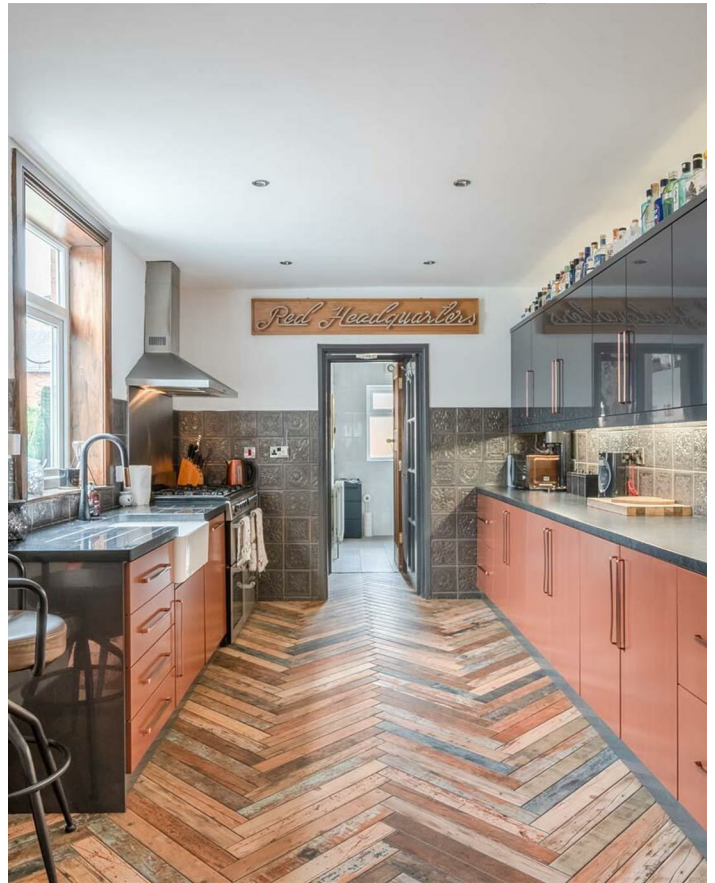
This home is perfectly suited for families or anyone looking to enjoy both classic charm and contemporary living. Don't miss the opportunity to make this charming property your own.





## KEY FEATURES

- Well-Presented Semi-Detached Property Close to Ballyhackamore Village
- Spacious Entrance Hall with Parquet Flooring
- Living Room with Bay Window and Feature Fireplace
- Separate Family Room with Open Fire
- Modern Fully Fitted Kitchen with Casual Dining Area and Snug
- Modern Downstairs Shower Room and Utility Room
- Four Well Proportioned Bedrooms
- Modern Four Piece White Bathroom Suite
- Attached Garage Partially Converted for Home Office Space
- Hive Home Heating System
- Sought After Location Within Walking Distance to Bustling Ballyhackamore and Belmont Villages
- Offering Excellent Convenience to Belfast City Centre and a Range of Local Schools
- Situated Beside the Comber Greenway with Cycling Commute to City Centre and Comber
- Private Garden to rear In Artificial Grass with Patio Areas
- Driveway to Front for Ample Off-Street Parking Accessed Via Electronically Controlled Gates.

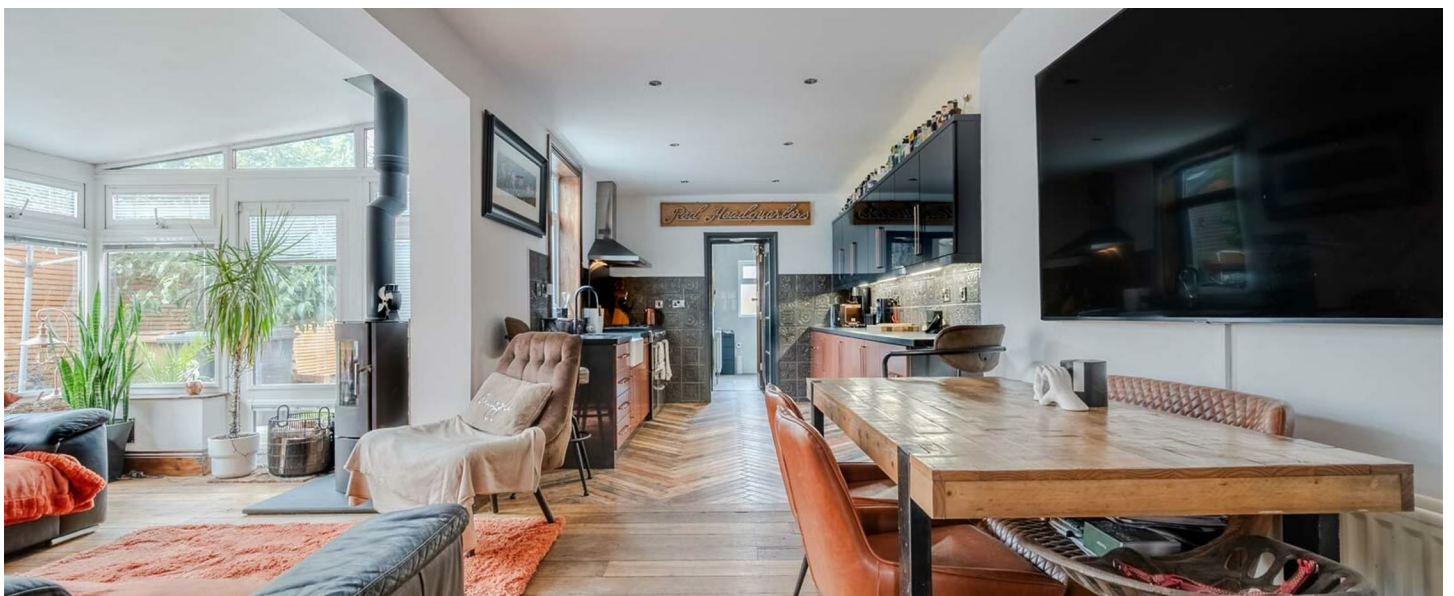


ROOM DETAILS

ENTRANCE	Landing:	Outside:
Entrance Hall:	Bedroom One:	Garage:
Lounge:	15'1" x 11'1"	
15'4" x 12'5"	Bedroom Four:	
Family Room:	8'12" x 8'1"	
12'6" x 12'0"	Bedroom Two:	
Snug:	11'9" x 9'7"	
Kitchen:	Bedroom Three:	
	12'6" x 9'2"	
Utility Room:	Bathroom:	
Downstairs Shower Room:	SECOND FLOOR	
	Attic Room:	
FIRST FLOOR	OUTSIDE	







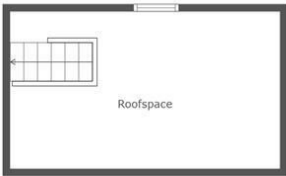
FLOOR PLANS



Floor 1



Floor 2



Floor 3





## DIRECTIONS

*Travelling along the North Road heading towards Grand Parade, No 38 is located on your right hand side before the roundabout.*





## THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	48
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

## OUR BRANCHES

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