



37 GEARY ROAD

Belfast BT5 7QS

Offers Around
£185,000



SEMI-DETACHED | 3 | 1 | 2

We are delighted to bring to the market this fantastically presented three-bedroom semi-detached property located in a quiet cul-de-sac in the very highly sought after Gilnahirk Area of East Belfast.

KEY FEATURES

- Beautifully Presented Semi-Detached Property Located in Gilnahirk, East Belfast
- Close Proximity to the Comber Greenway, Shandon Park Golf Club, Cherryvalley Shops and Kings Square
- Within the Catchment Area of Many Leading Local Primary and Secondary Schools
- Three Well Proportioned Bedrooms
- Living Room and Separate Dining Room with Fantastic Views
- Modern Fitted Kitchen with Range of High- and Low-Level Units with Built in Appliances
- Modern Fitted Shower Room with White Suite
- Extensive Enclosed Private Rear Garden with Vast Array of Mature Surrounding Shrubs, Plants and Trees, with Feature Lighting Throughout
- Private Fully Covered Rear Patio Area Ideal for Outdoor Entertaining
- Shed and Brick Storehouse
- Enclosed Front Patio Forecourt with Patioed Walkway
- Oil Fired Central Heating & UPVC Double Glazing
- Ideally Suited to the Young Professional, Downsizer, First Time Buyer or Investor alike
- Broadband Speed – Ultrafast



ROOM DETAILS

ENTRANCE	<i>Living / Dining Room:</i>
<i>Front Door:</i>	<i>13'4" x 11'6"</i>
GROUND FLOOR	<i>Stairs to First Floor</i>
<i>Spacious Reception Hall:</i>	<i>Landing:</i>
<i>Lounge:</i> <i>12'1" x 10'6"</i>	<i>FIRST FLOOR</i>
<i>Kitchen:</i> <i>10'6" x 8'4"</i>	<i>Roof Space:</i>
	<i>Shower Room:</i>
	<i>Bedroom One:</i> <i>11'6" x 10'6"</i>

Bedroom Two:

11'6" x 8'1"

Bedroom Three:

10'6" x 8'11"

OUTSIDE

Rear Garden and Side Access:



DIRECTIONS

Coming from the Kings Road up the Gilnahirk Road, travel up to the roundabout where it meets the Lower Braniel Road. Continue straight on, Geary Road is located on the second left turn. Number 37 is located on the right hand side of the street round the bend.



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		
(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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