



525 UPPER NEWTOWNARDS ROAD

Belfast BT4 3LN

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*Offers Over*  
**£330,000**



SEMI-DETACHED | 3  | 1  | 3 

This attractive red brick semi-detached home is situated in a highly regarded and convenient location on the Upper Newtownards Road, close to a range of local amenities, schools, and excellent transport links into Belfast city centre.

## KEY FEATURES

- Attractive red brick semi-detached home offering character and presence in a prime location on the Upper Newtownards Road
- Exceptionally well maintained by previous owners, presenting a rare opportunity for buyers seeking a solid and cherished property
- Retains much of the original charm and character while providing exciting scope for modernisation and personalisation
- Three spacious and bright reception rooms featuring generous windows that allow natural light to flood the interiors
- Fitted kitchen with ample storage and a casual dining area creating a practical space for everyday family living
- Separate utility room and WC
- Three well proportioned bedrooms providing comfortable accommodation suitable for families or professionals alike
- Family bathroom with potential for modern upgrades to suit contemporary tastes and requirements
- Mature front garden with established planting, adding to the property's attractive kerb appeal and street presence
- Private, low maintenance and enclosed rear garden leading to detached garage



## ROOM DETAILS

### ENTRANCE

*Entrance Porch:*

### GROUND FLOOR

*Entrance Hall:*

*Front Lounge:*

14'0" x 12'6"

*Dining Room:*

12'6" x 11'11"

*Living Room:*

11'6" x 10'0"

*Fitted Kitchen:*

14'0" x 11'4" at widest points

*Utility Room:*

10'8" x 7'5"

*WC:*

*Stairs to First Floor*

*Landing:*

### FIRST FLOOR

*Bedroom One:*

14'0" x 12'6"

*Bedroom Two:*

12'6" x 11'11"

*Bedroom Three:*

11'4" x 10'0"

*Bathroom:*

### OUTSIDE

*Detached Garage:*

*Outside:*



DIRECTIONS

Travelling along the Upper Newtownards Road, in the direction of Stormont, Number 525 can be located on the right-hand side at the corner of Thornhill Drive.



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                                   | 38      |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| Northern Ireland                            |         | EU Directive 2002/91/EC |

OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk      JOHNMINNIS.CO.UK      f    @    X    in    y



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