



22 NORTH SPERRIN

Belfast, BT5 7HU

Offers over **£275,000**



SEMI-DETACHED | 3  | 1  | 2 

We are delighted to bring to the market this deceptively spacious, attractive redbrick, three-bedroom semi-detached property located in a sought-after area between the Kings Road and Upper Newtownards Road.

KEY FEATURES

- Bright and Spacious Accommodation Throughout.
- Front Lounge
- Modern Fitted Kitchen with Excellent Range of Units, Integrated Appliances and Breakfast Bar Area
- Large Conservatory with Informal Dining Area and Wood Burning Stove
- Three Bedrooms
- Modern White Bathroom Suite
- Brick Paved Driveway for Ample Off-Street Parking Leading to Carport
- Stunning Paved Tiered Rear Garden with Feature Decking and Artificial Grass Areas for Outside Entertainment and Kids at Play
- Gas Fired Central Heating
- PVC Double Glazing Throughout
- Located Close to Many Local Shops, Restaurants and Cafes
- Walking Distance to Both Metro Bus Route On the Kings Road and The Glider Route



ROOM DETAILS

Ground Floor

- Entrance Hall
- Lounge
10'11" x 10'9"
- Kitchen
17'8" x 14'11"
- Conservatory
17'8" x 15'8"

First Floor

- Landing
- Bedroom One
13'7" x 10'11"
- Bedroom Two
11'3" x 10'11"
- Bedroom Three
10'11" x 6'9"
- Bathroom

Outside

- Paved Driveway
- Carport
- Paved Patio to Rear
- Artificial Grass
- Feature Decking Area
- Raised Flower Beds



DIRECTIONS

Travelling along Kings Road, in the direction of Dundonald, turn left onto Abbey Road. Take the first road on the right onto Gortin Park. At the bottom of the road, turn left onto North Sperrin and follow the road Round. No 22 is on the left hand side.



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		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D	68	70
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code - for floor plans and to arrange a viewing.



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     

