



## 11 FINCHLEY VALE

Belfast BT4 2EU

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*Offers Around*

**£325,000**



DETACHED

| 4  | 2  | 2 

Offering generous and well-balanced accommodation throughout, the property has been a much loved home for many years with a natural flow between its principal reception areas and private living space creating an ideal living space.

## KEY FEATURES

- Attractive detached home in a highly sought-after residential area
- Bright and welcoming entrance hall creating an excellent first impression
- Spacious lounge ideal for everyday living and relaxation
- Additional reception space offering flexibility for family use or entertaining with great natural light
- Well-appointed kitchen positioned at the heart of the home
- Well-proportioned bedrooms suitable for families of all sizes
- Primary bedroom with en suite shower room
- Versatile accommodation ideal for home working or guest space
- Family bathroom
- Generous private enclosed gardens perfect for outdoor enjoyment
- Driveway providing off-street parking
- Integral double garage
- Oil fired central heating
- Quiet, family-friendly setting within a popular area
- Close to leading schools, local shops and leisure amenities



## ROOM DETAILS

### ENTRANCE

Front Door

### GROUND FLOOR

Reception Hall

Lounge

17'11 x 12'11

Dining Room

11'9 x 11'5

Kitchen

15'3 x 12'3

Bedroom One

13'5 x 11'5

En Suite Shower Room

Bedroom Two

14'2 x 11'5

Bedroom Three

10'4 x 8'2

Bedroom Four

10'4 x 7'4

Bathroom

11'5 x 7'5

Roofspace

### BASEMENT

Hall/Utility

Shower Room/WC

Office/Storage

33'2 x 12'11

### OUTSIDE

Double Garage

Driveway Parking and  
Gardens



## DIRECTIONS

*Travelling on the Old Holywood Road towards Belfast take a right hand turn onto Finchley Park and follow the road straight ahead onto Finchley Vale, number 11 is located on your right 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	72
(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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