



## 97 Benview Park , Belfast, BT14 8HU

**Offers Around £119,950**

Stunning Extended Semi Detached Villa Holding A Prime Position Within This Most Popular Location.

Holding a prime position within this most popular location, this impressive extended red brick semi detached home has benefited from a comprehensive programme of modernisation and re-modelling works in past years creating the perfect stylish starter home. The extended interior comprises 3 bedrooms, master with dressing area, through lounge, extended contemporary kitchen incorporating built-in oven and hob, dining area and pvc double doors to rear and modern white bathroom suite. The dwelling further offers uPvc double glazed windows, gas fired central heating, uPvc double glazed exterior doors, low outgoings and benefits from extensive use of wood laminate and ceramic floor coverings. A private rear garden with delightful aspect is complemented by excellent amenities all within walking distance to make this stylish home not to be missed - Early Viewing is highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	<b>76</b>	<b>76</b>
EU Directive 2002/91/EC		

# 97 Benview Park

, Belfast, BT14 8HU



- Stunning Extended Semi Detached Villa
- Extended Contemporary Kitchen
- Upvc Double Glazed Windows
- Most Popular Location
- 3 Bedrooms, Master With Dressing Area
- Modern White Bathroom Suite
- Gardens With Delightful Aspect
- Lounge
- Gas Central Heating
- Highest Presentation

### Extended Entrance Porch

Upvc double glazed entrance door, outside light.

### Entrance Hall

Open plan, understairs storage.

### Lounge

15'10" x 10'11" (4.85 x 3.35)  
Laminate wood floor, double panelled radiator, recessed lighting.

### Extended Kitchen

14'7" x 12'4" (4.45 x 3.78)  
Composite sink unit with drainer, range of high and low level units, woodblock worktops, 5 ring gas hob and raised built-in oven, stainless steel canopy extractor fan, fridge freezer space, plumbed for washing

machine, panelled radiator, ceramic tiled floor, feature radiator, upvc double glazed double doors.

### Modern Bathroom

Fully tiled white suite comprising centre tap panelled bath, shower screen, thermostatically controlled drench style shower unit, telephone handset shower, pedestal wash hand basin, low flush wc, chrome radiator.

### First Floor

Landing, recessed lighting.

### Bedroom

8'11" x 8'5" (2.74 x 2.57)  
Panelled radiator.

### Bedroom

9'7" x 6'11" (2.93 x 2.13)  
Panelled radiator.

### Bedroom

9'9" x 9'7" at widest (2.98 x 2.93 at widest)  
Double panelled radiator, open

### Dressing Area

Double panelled radiator.

### Outside

Enclosed gardens to front in mature lawn. Rear in mature lawn, timber decking, horizontal panel fencing, outside tap and light.



### Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

