



This is a stunning three bedroom semi detached house situated on one of the most desirable parks in the heart of Rosetta. The property is immaculately presented featuring a single storey extension to the rear that creates a spacious open plan kitchen with living and dining area. On the ground floor the property boasts a welcoming entrance hall with an understairs cloakroom, a bright front reception with charming fireplace. Open plan kitchen, living and dining area with skylights and double doors opening to the rear garden and a utility room.

Upstairs you'll find a modern bathroom with separate shower cubicle and three bedrooms. The property benefits from gas fired central heating, double glazing throughout, detached single garage perfect for storage and an enclosed rear garden and a front driveway with off street parking.

Given its sought after location and exceptional living space on offer, we highly recommend scheduling a viewing at your earliest convenience. Properties like this rarely come to market especially with such a high quality of finish and an array of desirable features.

**Offers Over
£375,000**

7 Chesterfield Park,
BELFAST,
BT6 0HQ

Viewing by
appointment
through agent
028 9066 3030





- Beautiful extended three bedroom semi detached property
- Prime location, convenient to Ormeau Road, city centre, local schools & Forestside shopping centre
- 3 well proportioned bedrooms
- Living room with open fire & bay window
- Spacious open plan kitchen, living & dining area with double doors leading to rear garden
- Utility room
- Ground floor wc
- Modern bathroom with separate shower cubicle
- Roofspace with Velux window accessed via Slingsby type ladder
- Gas fired central heating / Double glazed throughout
- Private rear garden with patio area
- Single detached garage
- Driveway with off street parking
- Fantastic location in the heart of Rosetta with an array of local amenities

The Property Comprises:

Ground Floor

uPVC front door leading to . . .

ENTRANCE HALL: Laminate wooden flooring, storage downstairs.

DOWNSTAIRS W.C.: White suite comprising low flush wc, wash hand basin and tiled floor.



LIVING ROOM: 13' 11" x 12' 1" (4.24m x 3.68m) Laminate wooden flooring, open marble fireplace.



OPEN PLAN KITCHEN/LIVING/DINING AREA: 27' 9" x 14' 4" (8.46m x 4.37m) Modern fully fitted kitchen with a range of high and low level units, quartz worktops, electric oven and gas hob, microwave, dishwasher, stainless steel extractor fan, integrated fridge freezer, stainless steel sink unit, tiled splash back, Velux windows, spotlights, partially tiled/laminate flooring.





UTILITY ROOM: Plumbed for washing machine and tumble dryer, built-in gas fired boiler, ceramic tiled floor.

First Floor

LANDING: Access to fully floored roofspace with Velux window via Slingsby type ladder.

BEDROOM (1): 13' 11" x 10' 2" (4.24m x 3.1m) Exposed and treated wooden floor.



BEDROOM (2): 11' 8" x 10' 11" (3.56m x 3.33m) Laminate wooden flooring.



BEDROOM (3): 8' 4" x 6' 5" (2.54m x 1.96m) Exposed and treated wooden flooring.



BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, bath with chrome mixer tap, separate shower cubicle with partly tiled walls, tiled floor.



Outside

Enclosed, private rear garden, laid in lawns with flower beds in shrubs, patio area ideal for barbecuing and outdoor entertaining. Driveway with off street parking.



Location:

Ormeau Road to roundabout at junction with Ravenhill Road
continue on to the second left, Knockbrea Road, then
continue onto Chesterfield Park which is on the right hand side.

Telephone 028 9066 3030
www.templetonrobinson.com



Sizes And Dimensions Are Approximate. Actual May Vary.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.