



Enjoying a quiet yet convenient location in a cul de sac between the Circular and Belmont Roads, this bright semi detached home would be ideal for a range of purchasers.

Families looking to avail of an excellent range of schooling for all ages will find it of particular appeal.

The kitchen has been extended to the rear so is now large enough to feature a casual dining area. There is also a floored roofspace which could be put to a variety of uses including an office or those now working from home.

Recent sales in this highly regarded locality have proved very popular. We would therefore be recommending arranging a viewing as soon as possible.

Offers Over
£315,000

6 Norwood Crescent,
Belmont,
BELFAST,
BT4 2DZ

Viewing by
appointment with
& through agent
028 9065 0000

- Attractive semi in cul de sac setting
- 3 well-proportioned bedrooms
- Extended, modern kitchen with breakfast area and integrated appliances
- Living room with bay and feature fireplace
- Separate family/dining room
- Spacious bathroom with white suite
- Additional WC downstairs
- Useful floored roofspace
- Gas central heating
- Double glazing
- Front & South-West facing rear gardens
- Off-street, driveway parking for several vehicles
- Large timber shed
- Close to excellent local schools, amenities and public transport routes



The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH uPVC double glazed front door with glazed insets.

RECEPTION HALL: Cornice ceiling, cloaks cupboard.

CLOAKROOM: Low flush wc wash hand basin with storage underneath.

LIVING ROOM: 14' 8" x 11' 9" (4.47m x 3.59m) Into bay at widest points. Cornice ceiling. Attractive marble fireplace and hearth with wood surround.



FAMILY/DINING 12' 2" x 10' 10" (3.71m x 3.29m) At widest points. Cornice ceiling, engineered wood floor.



KITCHEN WITH BREAKFAST AREA : 15' 10" x 8' 6" (4.82m x 2.59m) Range of high and low level units with Granite work surfaces. Integrated appliances including AEG stainless steel oven, 4 ring hob with extractor fan over. Bosch dishwasher ; fridge/freezer. Ceramic tiled floor, part tiled walls. Plumbed for washing machine. Breakfast area. Additional pantry cupboard. uPVC back door to garden.



First Floor

BEDROOM (1): 14' 6" x 11' 11" (4.43m x 3.62m) (At widest points & into bay).



BEDROOM (2): 12' 2" x 10' 10" (3.72m x 3.31m) Built in robes with drawers below, wash hand basin with cupboards underneath.



BEDROOM (3): 9' 2" x 7' 7" (2.79m x 2.31m) At widest points. Built in cupboards, one with gas boiler.



BATHROOM: White suite comprising panelled bath with telephone hand shower. Wash hand basin with integrated storage underneath. Low flush wc. Separate corner shower cubicle with Triton electric shower. Fully tiled walls, ceramic tiled floor.



LANDING: Fixed staircase to...

LANDING Access to storage in eaves.

ATTIC ROOM Floored and sheeted with double glazed dormer window. Power, light and heat. Built- in cupboards and storage in eaves.



Outside

FRONT In lawn with border beds, stocked with variety of plants and flowering shrubs. Boundary fencing to front & side. Tarmac driveway with off-street parking for several vehicles. Timber gate with further parking, sitting area. Leading to...

REAR South-west facing rear garden. Lawn with flower beds featuring plants and shrubs. Tarmac paths & additional sitting area. Large, timber shed. Outside light and tap.



Location:

From the Circular Road turn into Norwood Drive, Norwood Crescent is immediately off Norwood Drive on the right and Number 6 is within the cul-de-sac.



6 Norwood Crescent, Belfast

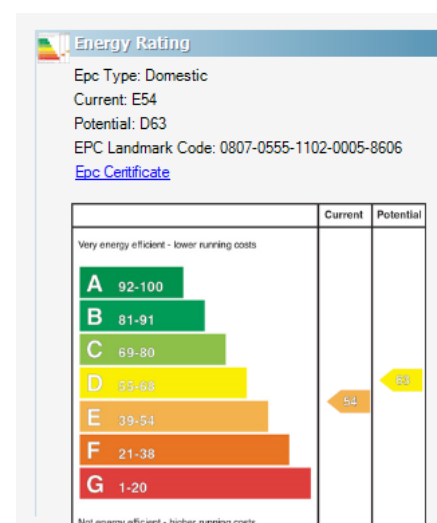
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