



Beautifully presented throughout, this bright and airy semi-detached residence is located between the Upper Newtownards and Kings Road, providing excellent convenience for local schools, amenities and public transport routes.

The accommodation comprising of lounge, and dining area open plan to kitchen on the ground floor. Upstairs there are three bedrooms, principal with custom made built in robes and a family bathroom.

Externally the property boasts a private and enclosed South facing rear garden in lawn, and driveway parking for several cars.

This is the perfect home for first time buyers and downsizers.

Offers Over
£225,000

43 North Sperrin ,
BELFAST,
BT5 7HU

Viewing by
appointment with
& through agent
028 9065 0000



- Modern semi detached home in quiet popular location
- Lounge with custom made storage and wood burning stove
- Kitchen with range of appliances open plan to dining area
- Three bedrooms, principal with custom made built in robes
- Contemporary family bathroom
- Gas central heating/uPVC Double glazing
- Driveway parking for several cars
- Generous private and enclosed South facing rear garden in lawn
- Generous patio seating area/Timber storage shed
- Only a short drive from Stormont Estate, Ballyhackamore village and local leading schools

The Property Comprises:

Ground Floor

uPVC front door to . . .

ENTRANCE HALL: Laminate wood effect floor.



LOUNGE: 14' 11" x 13' 6" (4.55m x 4.11m) Built-in storage, feature fireplace with oak mantle, wood burning stove and slate hearth, understairs storage cupboard, laminate wood effect floor.



KITCHEN WITH DINING AREA: 17' 0" x 8' 6" (5.18m x 2.59m) Modern fitted kitchen with range of high and low level units, stainless steel sink unit, integrated fridge freezer, integrated dishwasher, four ring electric hob, electric under oven, stainless steel extractor hood and splashback, laminate wood effect floor. Open plan to dining area with laminate wood effect floor, glazed doors to rear.



First Floor

LANDING: Access to roofspace via Slingsby style ladder.



BEDROOM (1): 13' 10" x 9' 11" (4.22m x 3.02m) Built-in wardrobe.



Telephone 028 9065 0000
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BEDROOM (2): 9' 11" x 9' 9" (3.02m x 2.97m)

BEDROOM (3): 10' 10" x 6' 7" (3.3m x 2.01m)



BATHROOM: Modern white suite comprising low flush wc, vanity sink unit, bath with mixer tap and overhead rain shower and telephone attachment, chrome heated towel rail, part tiled walls, low voltage spotlights.



Outside

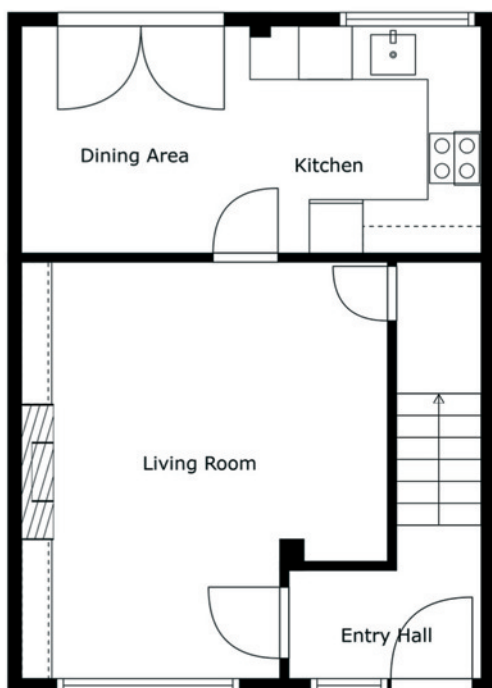
FRONT: Gated driveway parking, garden in lawn.

REAR: Private and enclosed south facing rear garden in lawn, generous pavior seating area, mature shrubs, outside light and tap, timber shed

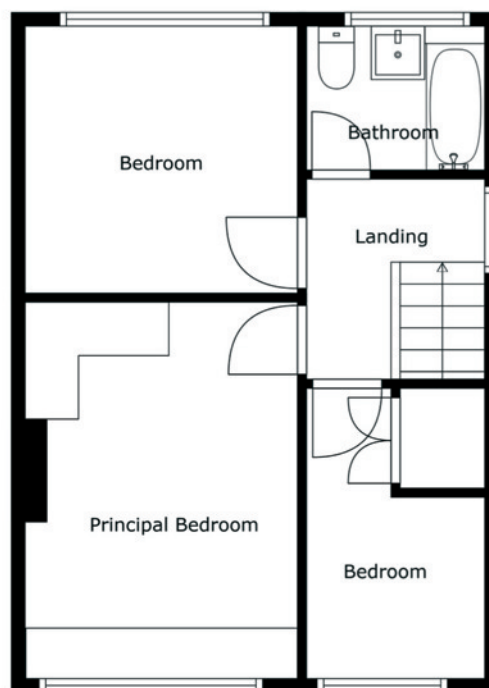


Location:

North Sperrin is located just off Abbey Road.



Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

Belfast Branches

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Ballyhackamore - 028 90 65 0000

Other Branches

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