



Sitting on the edge of Orangefield Park, this attractive, extended semi detached home is ideally located just off the Castlereagh Road offering excellent convenience to shops, schools and transport links for commuting.

The property has been modernised throughout with tasteful decor, creating a perfect blend of period charm with modern influences. Of particular note is the wow factor ground floor extension with open plan kitchen/living/dining area and bio folding doors to rear. There is also the potential for a fourth bedroom (subject to necessary approval).

Externally the property benefits from driveway parking and a private and enclosed landscaped rear garden in lawn and timber storage shed.

Offers Over
£325,000

17 Houston Park,
BELFAST,
BT5 6AT

Viewing by
appointment with
& through agent
028 9065 0000

- Beautifully presented, extended semi detached home
- Contemporary finish mixed with period charm
- Lounge with bay window and feature fireplace
- Family room with feature fireplace and stove, open to
- Kitchen with range of built in appliances and centre island, open to..
- Living and dining area with bio folding doors to rear garden
- Three well proportioned bedrooms
- Attic room (potential fourth bedroom subject to necessary consent)
- Family bathroom with feature Cast Iron roll top bath
- Ground floor WC
- Gas central heating/uPVC Double glazing
- Paved driveway parking for several cars
- Enclosed rear garden in lawn with part covered patio seating area



The Property Comprises:

Ground Floor

Glazed upvc front door and glazed side panels to...

ENTRANCE HALL: Laminate wood effect floor.

DOWNSTAIRS W.C.: White suite comprising vanity sink unit low flush WC, tiled floor, part tiled walls.

LOUNGE: 14' 5" x 12' 0" (4.39m x 3.66m) Into bay. Wooden floor, feature fire place with tiled inset and hearth, cornice ceiling.



LIVING ROOM: 11' 11" x 11' 10" (3.63m x 3.61m) Multi fuel burning with slate hearth, open access to...



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KITCHEN/LIVING/DINING AREA: 30' 8" x 17' 5" (9.35m x 5.31m) At widest points. Contemporary fitted kitchen with range of high and low level units, 4 ring gas hob, extractor fan, double electric oven, plumbed for American style fridge freezer, central island with 1.5 basin sink, integrated dish washer, solid oak breakfast bar with low level cupboards, Quartz work surface, feature down lights, laminate wood effect floor, recessed skylight, utility cupboard, plumbed for washing machine, low voltage spotlights, open plan to casual living and dining area with aluminium bi folding doors to rear, skylight, low voltage spotlights, laminate wood effect flooring.



First Floor

LANDING: Storage cupboard with gas boiler.

BEDROOM (1): 14' 4" x 11' 4" (4.37m x 3.45m) Into bay.



BEDROOM (2): 11' 11" x 11' 3" (3.63m x 3.43m) Picture rail.



BEDROOM (3): 6' 11" x 6' 7" (2.11m x 2.01m)

Laminate wood effect flooring.



BATHROOM: Modern white suite comprising vanity sink unit, low flush WC, part tiled walls, tiled shower cubicle with electric shower, tiled floor, cast iron rolled top bath.



FIXED STAIRS TO:

ATTIC ROOM: 16' 6" x 10' 7" (5.03m x 3.23m) Storage into eaves, Velux window.



Outside

FRONT: Hard landscaped feature garden area with boundary wall, paviour driveway parking.

REAR: Private and enclosed rear garden with lawn and generous pebbled seating area, boundary fencing and patio seating area. Timber shed, tap.



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Location:

Heading towards Belfast on the Castlereagh Road turn right into Houston Park and No. 17 is on the right hand side opposite the park.

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