



Enjoying a superb location close to the the heart of bustling Ballyhackamore, this bright and well-presented semi would be ideal for a range of purchasers.

First time buyers and downsizers looking for a home with little to do except move in will find this charming property of particular appeal.

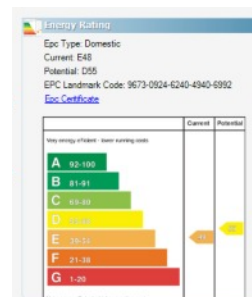
The living room has been knocked through to the dining which features French doors that lead out to an enclosed, south-facing rear garden. A rare find in this neighbourhood.

Recent sales in this highly regarded locality have proved very popular and we expect the sale of No. 11 to be no different. Early inspection is therefore strongly recommended.

**Offers Over
£195,000**

11 Hewitt Parade,
Ballyhackamore,
BELFAST, BT5 6JT

Viewing by
appointment with
& through agent
028 9065 0000



- Attractive semi-detached home
- Three bedrooms
- Living room open plan to dining with French doors to garden
- Modern kitchen with integrated appliances
- First floor shower room
- Roofspace: part-floored for storage
- Gas central heating
- Double glazed throughout
- Forecourt and enclosed, south-facing rear garden
- Storage area (for bins etc) to side
- Re-wired and re-plastered
- Superb location: close to shops, amenities, eateries and Glider network
- No onward chain



The Property Comprises:

Ground Floor

uPVC front door with double glazed, frosted inset.

RECEPTION HALL: Under stairs storage cupboards, one with gas boiler.

LIVING ROOM: 11' 5" x 10' 10" (3.47m x 3.3m) (into bay and at widest points). Recessed shelving. Cornice ceiling, open plan to:

DINING ROOM: 10' 10" x 8' 11" (3.3m x 2.72m) Double glazed French doors to garden.

KITCHEN: 14' 1" x 6' 5" (4.3m x 1.96m) (Narrowing to 1.69). Modern range of high and low level high-gloss units. Integrated appliances including four ring Zanussi hob with matching underbench oven. Fridge, freezer. Plumbed for washing machine, single drainer stainless steel sink unit. Door with frosted glass panels to hallway. PVC back door to garden.



First Floor

BEDROOM (1): 10' 11" x 8' 11" (3.33m x 2.72m)

Picture rail.

BEDROOM (2): 9' 11" x 9' 1" (3.03m x 2.78m) (at widest points). Picture rail. Built-in, shelved cupboards.

BEDROOM (3): 6' 7" x 6' 2" (2.01m x 1.89m) Picture rail.

SHOWER ROOM: Corner shower cubicle with chrome controls. Wash hand basin with storage underneath. Low flush wc. Mirrored bathroom cabinet.

LANDING: Access via pull-down ladder to:

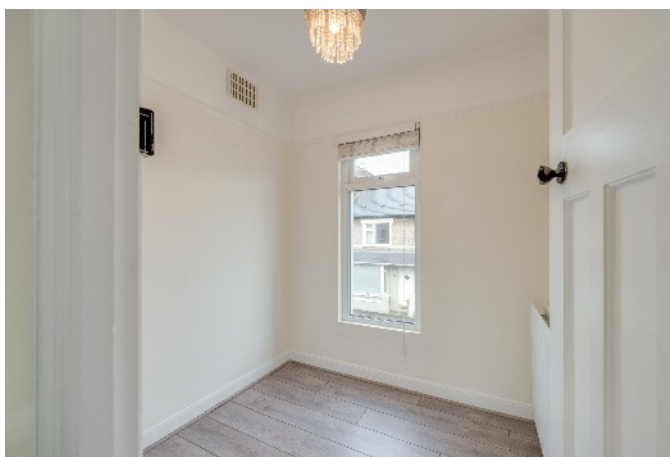
ROOFSPACE: Partly floored for storage.

Outside

FRONT FORECOURT: Pedestrian gate with brick paviors. Flowerbeds laid in slate chips, one with attractive shrubbery providing natural screening.

Gate to side. Bin storage area. Leading to:

SOUTH-FACING REAR GARDEN: Laid mainly in flags for ease of maintenance. Flowerbeds stocked with excellent variety of plants and flowering shrubs. Timber store. Outside light and tap.



Telephone 028 9065 0000

www.templetonrobinson.com

Location:

At main junction of Upper Newtownards Road in the centre of Ballyhackamore, turn down Sandown Road. Hewitt Parade is first right (runs through to Holland Drive).



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

www.templetonrobinson.com

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