



Recently extended and modernised, this charming semi-detached property is sure to attract immediate appeal with buyers having nothing to do, bar move in and enjoy all this fine home has to offer.

Close to the beautiful grounds of Stormont Estate, local shops, cafés and the Belfast Glider are within a short stroll with Ballyhackamore and Belmont Villages also close by.

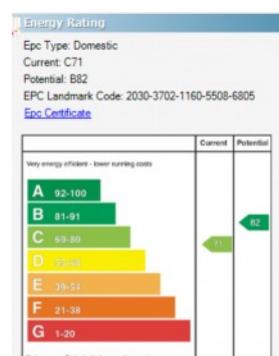
The accommodation is well appointed throughout, of particular note is the newly extended kitchen which is open plan to large living and dining areas, perfect for the family to gather or entertaining spaces.

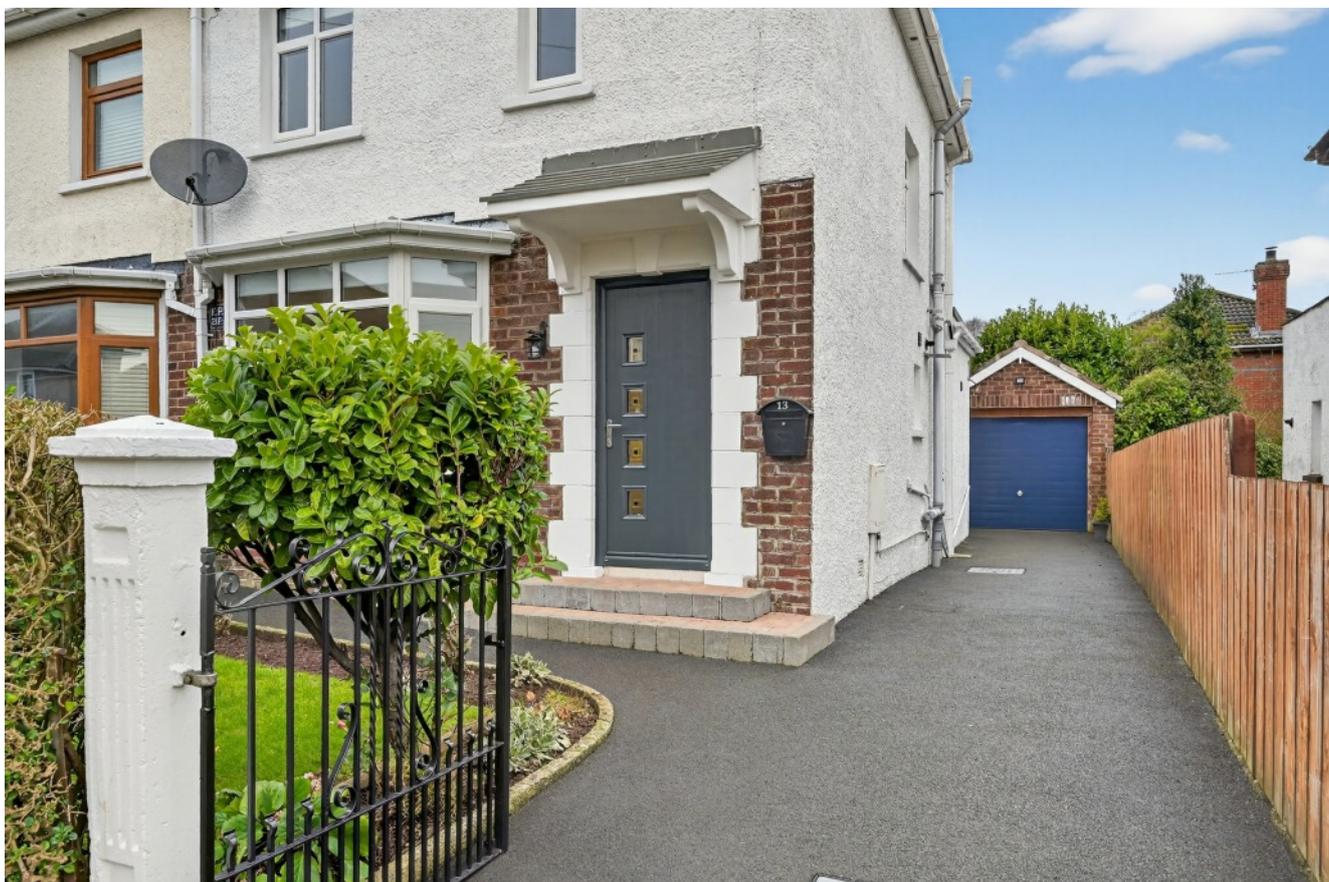
Externally, there is an enclosed rear garden to the rear, detached garage, and tarmac driveway with garden in lawn to the front.

Offers Over
£285,000

13 Summerhill Park,
BELFAST,
BT5 7HE

Viewing by
appointment with
& through agent
028 9065 0000





- Impressive, bay-fronted, semi-detached home
- Recently extended and modernised
- Three well-proportioned bedrooms
- Living room to front with bay-window
- Modern kitchen with appliances, open to:
- Bright and spacious living & dining areas
- Utility room
- Downstairs W.C
- Main family bathroom suite
- Detached garage / driveway
- Enclosed rear garden
- Walking distance to Stormont Estate
- Excellent transport links, amenities and schools all close by
- No onward chain

The Property Comprises:

Ground Floor

Composite front door to . . .

ENTRANCE HALL: Solid wood flooring. Understairs storage. Spotlights. Cornice ceiling.



FAMILY ROOM: 12' 7" x 10' 4" (3.84m x 3.16m) (into bay). Solid wood flooring. Cornice ceiling. Feature fireplace.



DOWNSTAIRS W.C.: Dual flush wc. Floating wash hand basin with mixer tap. Tiled floor. Spotlights.

KITCHEN/LIVING/DINING: 22' 5" x 16' 7" (6.84m x 5.05m) (at widest points). Modern range of high and low level units. Work surfaces. 1.5 bowl stainless steel sink with mixer tap. Integrated Neff dishwasher and fridge freezer. Zanussi oven. Four ring Zanussi electric hob. Extractor fan. Island unit with storage and sitting area. Tiled flooring. uPVC glazed doors to rear. Spotlights.



UTILITY ROOM: 7' 10" x 5' 11" (2.38m x 1.81m) High and low level units. Stainless steel sink with mixer tap. Plumbed for washing machine. Space for tumble dryer. Tiled floor.



First Floor

LANDING: Spotlights.

BEDROOM (1): 11' 6" x 11' 3" (3.5m x 3.43m) Outlook to rear.



Telephone 028 9065 0000
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BEDROOM (2): 11' 1" x 10' 4" (3.39m x 3.16m)



BEDROOM (3): 6' 10" x 6' 9" (2.08m x 2.05m)



BATHROOM: White suite comprising low flush wc. Pedestal wash hand basin with mixer tap. Wall-mounted cabinet. Panelled bath with mixer tap. Chrome heated towel rail. Shower cubicle with drencher shower. Part tiled walls, tiled floor. Spotlights.



Outside

GARAGE: Up and over door. Light and power. uPVC side door.

FRONT: Tarmac driveway. Garden laid in lawn with flower beds and mature shrubbery.

REAR: Enclosed rear garden laid in lawn. Patio area. Flower bed. Outside light and tap.

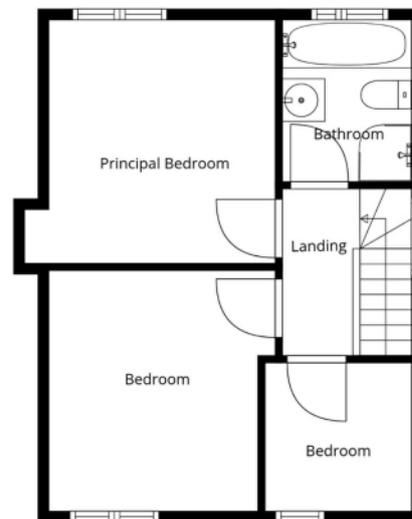


Location:

Travelling from Belfast along the Upper Newtownards Road continue just past the Stormont Hotel and turn right into Summerhill Avenue. Summerhill Park is on the right.



1st Floor



2nd Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

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