



Conveniently situated a stone's throw from the heart of Ballyhackamore Village in an attractive tree-lined avenue, this well-appointed residence offers well-proportioned rooms spread over three floors.

Now requiring updating with the price reflecting this, the property has been well maintained by its current owner over many years, retaining many of the period original features one would expect from a house of this era. Offering bright and spacious accommodation, there are two generous reception rooms, large kitchen area and five double bedrooms.

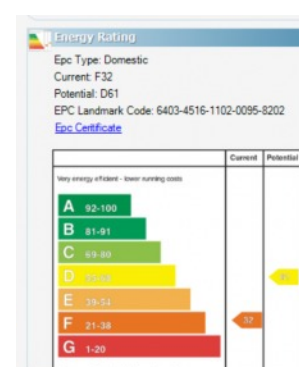
Externally there is a delightful private south - easterly facing mature rear garden in lawn, additional large, enclosed yard area and excellent parking to the front.

This charming property is going to appeal to a broad spectrum of potential buyers.

Offers Over
£495,000

23 Eastleigh Drive,
Belfast,
BT4 3DX

Viewing by
appointment with
& through agent
028 9065 0000



- Impressive family home in the heart of Ballyhackamore
- Retaining many original features
- Five double bedrooms
- Living room to front with feature fireplace
- Additional family room with access to rear
- Kitchen open plan to dining area
- Family bathroom on first floor
- Additional W.C.
- Oil fired central heating / Majority double glazing
- Driveway parking for multiple vehicles
- South-Easterly facing rear garden with mature outlook
- Additional enclosed yard with outhouse storage
- Walking distance to Ballyhackamore & Belmont Villages
- Excellent local schools, parks and transport links all on doorstep
- No onward chain



The Property Comprises:

Ground Floor

Wooden front door to:

ENTRANCE PORCH: Original tiled flooring. Wooden door to:

ENTRANCE HALL: Cornice ceiling, feature corbels, under stairs cloaks and storage area.

LIVING ROOM: 16' 2" x 12' 0" (4.93m x 3.66m) (into bay). Cornice ceiling. Feature fireplace with tiled surround and wooden mantle.



FAMILY ROOM: 12' 7" x 12' 5" (3.84m x 3.78m) uPVC double doors to rear. Feature fireplace with tiled surround, tiled hearth.



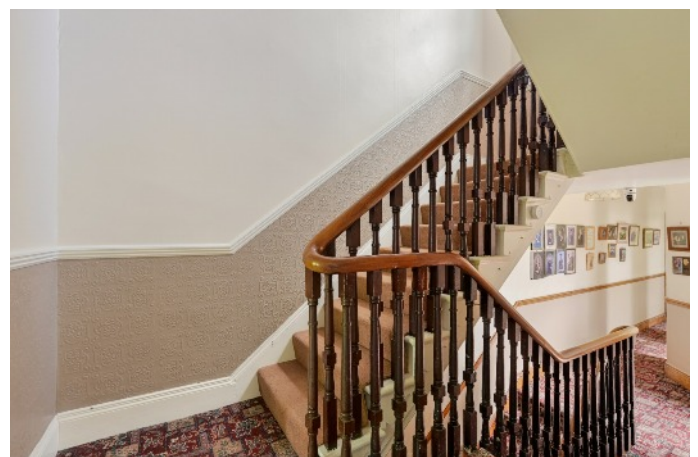
KITCHEN: 10' 5" x 9' 10" (3.18m x 3m) Range of high and low level units, work surfaces, 1.5 stainless steel sink unit with mixer tap, space for oven and hob, extractor above. Plumbed for washing machine, plumbed for dishwasher, space for fridge and freezer. Feature glass cabinets. Tiled splashback, spotlights. Tiled floor. Open plan to:

DINING ROOM: 10' 4" x 9' 10" (3.15m x 3m) uPVC door to rear.



First Floor

LANDING: Cornice ceiling.



PRINCIPAL BEDROOM: 17' 3" x 16' 2" (5.26m x 4.93m) (into bay). Dual aspect windows. Feature fireplace with tiled surround, wooden mantle. Cornice ceiling.



BEDROOM (2): 12' 7" x 12' 5" (3.84m x 3.78m) Cornice ceiling. Feature fireplace with tiled surround and wooden mantle.



BEDROOM (3): 11' 7" x 9' 10" (3.53m x 3m) Feature fireplace with tiled surround and cast iron mantle. Outlook to rear.

BATHROOM: Dual flush wc, pedestal wash hand basin with mixer taps, wall mounted cabinet. Walk-in double shower cubicle with electric shower, tiled enclosure, part tiled walls, heated towel rail. Access to roofspace storage. Hotpress cupboard with shelving.

ADDITIONAL WC: Low flush wc, floating wash hand basin with tiled splashback.



Second Floor

LANDING: Access to roofspace storage.

BEDROOM (4): 17' 3" x 13' 1" (5.26m x 3.99m) Triple aspect windows. Feature fireplace with tiled surround and cast iron mantle.

BEDROOM (5): 12' 7" x 12' 5" (3.84m x 3.78m) Feature fireplace with cast iron surround and mantle. Outlook to rear.

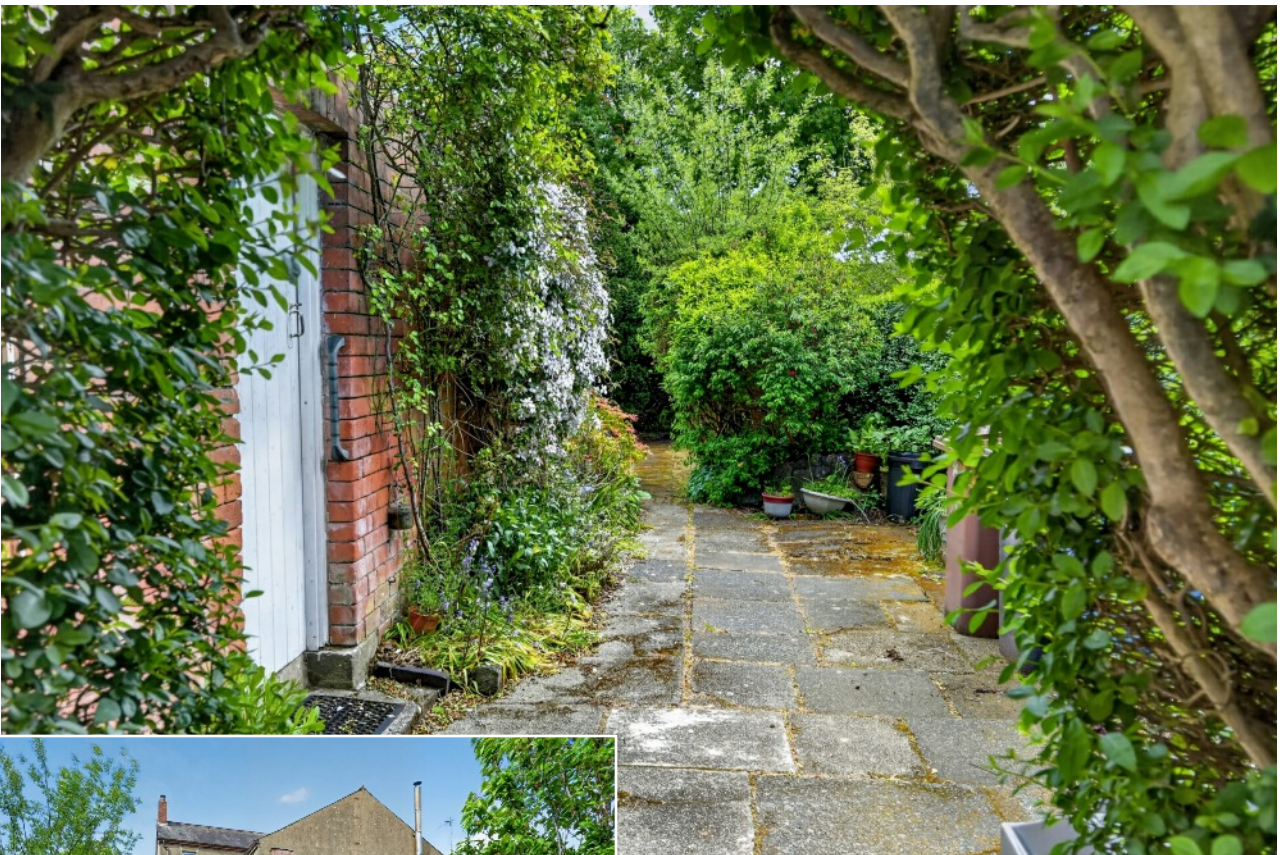


Outside

FRONT: Driveway parking for multiple vehicles. Garden laid in lawn. Flowerbeds with mature shrubs. Access to side and rear.

ENCLOSED REAR YARD: Light and tap. Two storage outhouses. Wooden door to:

REAR: Garden laid in lawn with south-easterly aspect. Mature shrubs and flowerbeds. Additional patio area. Housing for oil boiler and uPVC oil tank.



Telephone 028 9065 0000
www.templetonrobinson.com

Location:

Coming into Ballyhackamore countrybound on the Upper Newtownards Road (just before library/Horatio Todds), turn left into Eastleigh Drive. Number 23 is on your right hand side.



Sizes And Dimensions Are Approximate. Actual May Vary.

Belfast Branches

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Other Branches

North Down - 028 90 42 4747

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