



Nestled away at the end of a private laneway, this charming semi detached home enjoys breath taking views over Belfast and beyond. The quiet, yet convenient location is only a few minutes drive from local leading primary and secondary schools, shops and Belfast City Centre is only a ten minute commute via car or public transport.

Extending to circa 1,900 sq ft, the bright and airy accommodation comprises lounge, impressive sunroom, kitchen and separate dining room to the ground floor. There are three double bedrooms, principle with dressing area and shower room to the first floor.

Externally there is generous drive parking for multiple cars, leading to a detached one bed annex. To the rear there are extensive gardens in lawn and access to basement storage.

Offers Over
£365,000

59 Church Road,
Belfast,
BT6 9SA

Viewing by
appointment with
& through agent
028 9065 0000





- Charming semi detached home tucked away off a private laneway
- Breathtaking views to the rear over Belfast and beyond
- Lounge with wood burning stove
- Generous sunroom with stunning views
- Kitchen with casual dining area and utility area
- Dining room off kitchen (currently used as a bedroom)
- Three double bedrooms, principle with dressing area and ensuite
- Family bathroom with white suite
- Gated entrance leading to driveway parking for multiple cars
- Detached one bed annex with lounge and separate kitchen
- Extensive rear gardens in lawn with raised seating area
- Basement storage area
- Oil fired central heating/uPVC Double glazing
- Only a few minutes drive from leading local schools and super markets
- Price allowing for some updating/modernisation

The Property Comprises:

Ground Floor

uPVC front door to . . .

ENTRANCE HALL: Cloakroom, laminate wood effect floor.

LOUNGE: 14' 9" x 11' 11" (4.5m x 3.63m) Feature fireplace with black surround and wood burning stove.



Glazed double doors to . . .

SUN ROOM: 16' 7" x 16' 6" (5.05m x 5.03m) (at widest points). Laminate wood floor, low voltage spotlights, stunning views.



KITCHEN: 19' 11" x 12' 1" (6.07m x 3.68m) Modern fitted kitchen with range of high and low level units, alcove for range cooker, extractor fan and canopy, stainless steel 1.5 bowl sink unit, plumbed for dishwasher and washing machine, part tiled walls, casual dining area, glazed uPVC door to rear.



DINING ROOM: 11' 7" x 9' 5" (3.53m x 2.87m) Laminated wood effect floor (currently used as bedroom).



First Floor

LANDING: Hotpress.

BEDROOM (1): 15' 6" x 11' 11" (4.72m x 3.63m) Laminate wood effect floor.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle with electric shower, part tiled walls.



DRESSING AREA: 8' 9" x 4' 8" (2.67m x 1.42m)

BEDROOM (2): 11' 8" x 11' 0" (3.56m x 3.35m) Built-in mirror Sliderobes, laminate wood effect floor.

BEDROOM (3): 11' 7" x 10' 9" (3.53m x 3.28m) Laminate wood effect floor.



SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, shower cubicle with electric shower, fully tiled walls, tiled floor, heated towel rail, access to roofspace.



ANNEX: uPVC front door to . . .

ENTRANCE HALL: Tiled floor.

LOUNGE: 13' 0" x 10' 9" (3.96m x 3.28m) Laminate wood floor.



Access to . . .

REAR HALLWAY: Glazed door to side.

KITCHEN: 10' 9" x 9' 7" (3.28m x 2.92m) Fitted kitchen with range of low level units, alcove for cooker, plumbed for washing machine, tiled floor.



BEDROOM (1): 12' 11" x 11' 2" (3.94m x 3.4m) (at widest points). Laminate wood effect floor.

BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, panelled bath with mixer tap and electric shower, fully tiled walls, tiled floor, hotpress.



Outside

Communal laneway leading to gated driveway parking for multiple cars.

FRONT: Garden in lawn, uPVC oil tank, boiler house.

REAR: Extensive rear garden in lawn with stunning views over Belfast, basement storage.



Location:

Heading out of Belfast on the Castlereagh Road, travel through the lights onto the Ballygowan Road. Church Road is on the right just after the next set of lights. No 59 is located on the right, down the laneway opposite Henry Jones Playing Fields.



Telephone 028 9065 0000
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Sizes And Dimensions Are Approximate. Actual May Vary.

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