



NICHOLAS  
RESIDENTIAL



## 9 Brooke Hall Mews Belfast BT8 6WW £1,450 Per month

An attractive and well-presented semi-detached property located in the desirable Brooke Hall development just off the Saintfield Road in South East Belfast. The location is popular with families and professionals wanting to be in close proximity to a number of leading schools and a wide range of amenities, including Forestside shopping centre, Tesco's and the Four Winds Bar and Restaurant. The park and ride scheme is a few minutes away and offers regular bus service to the City Centre.

Internally, the property comprises a downstairs WC, one reception room with a feature log burner & a fully fitted kitchen with a centre island open plan to the living/dining area with patio doors leading to the rear patio/garden area. On the first floor are three well-proportioned bedrooms (master with an ensuite shower room) and the main bathroom with a modern four-piece suite.

Externally, the property has a driveway with parking to the side and an enclosed garden area to the rear.

The property is furnished and available to move in from the 7th of August.

Call us on 02890388383 to arrange your personal viewing.

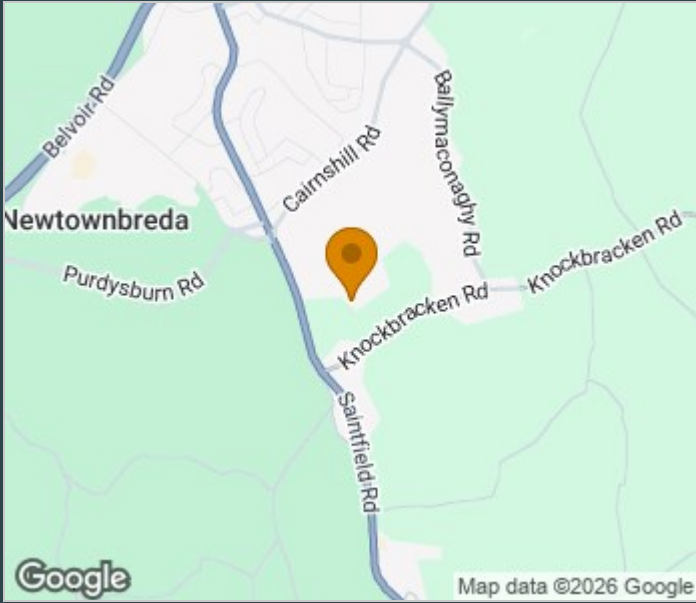
### Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Well Presented Semi Detached Property in the Popular Brooke Hall Development
- Living Room with Feature Log Burner
- Open Plan Kitchen/Living/Dining Area with Patio Doors to Garden Area
- Downstairs WC
- Three Good-Sized Bedrooms (Master with an Ensuite Shower Room)
- Main Bathroom with a Modern Four Piece Suite
- Gas Fired Central Heating and Upvc Double Glazing
- Paved Driveway with Parking for Several Cars
- Enclosed Garden Area to the Rear
- Furnished & Available 7th of August



## Area Map



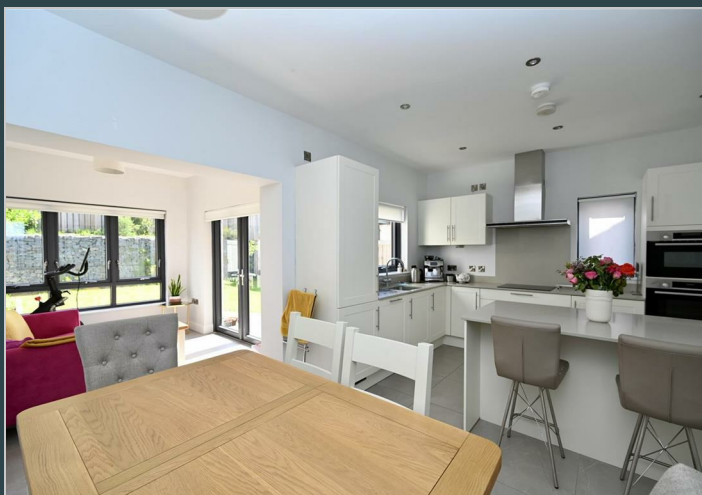
## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Northern Ireland**

EU Directive  
2002/91/EC



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