



NICHOLAS
RESIDENTIAL



7 Finchley Gardens

Belfast BT4 2JB

Offers over £425,000

Situated within a quiet cul-de-sac and highly regarded residential setting in East Belfast, 7 Finchley Gardens presents an increasingly rare opportunity to acquire a substantial detached family home. Finchley Gardens is ideally positioned close to a range of local amenities, including leading schools, Ballyhackamore and Belmont villages, excellent transport links and a variety of parks and recreational facilities.

The ground floor comprises a welcoming entrance hall, a bright front living room with feature fireplace, separate dining room, and an impressive rear family room enjoying uninterrupted views over the mature gardens through large sliding patio doors. The fitted kitchen provides direct access to the rear porch and garden. Additional practical features include a downstairs WC, separate laundry room, integral garage and covered rear porch area.

Upstairs, the property benefits from four well-proportioned bedrooms and a spacious family bathroom fitted with both bath and a separate shower enclosure. A slingsby ladder provides access to the floored attic

- Spacious detached family home in quiet cul-de-sac location
- Bright front living room with feature fireplace
- Separate dining room and additional rear family room
- Kitchen with casual dining space and excellent storage
- Ground floor WC, separate laundry room and integral garage
- Four well-proportioned bedrooms across the first floor
- Four piece bathroom suite
- Oil fired central heating
- Exceptional mature rear gardens offering excellent privacy
- Prime East Belfast location requiring modernisation with outstanding potential

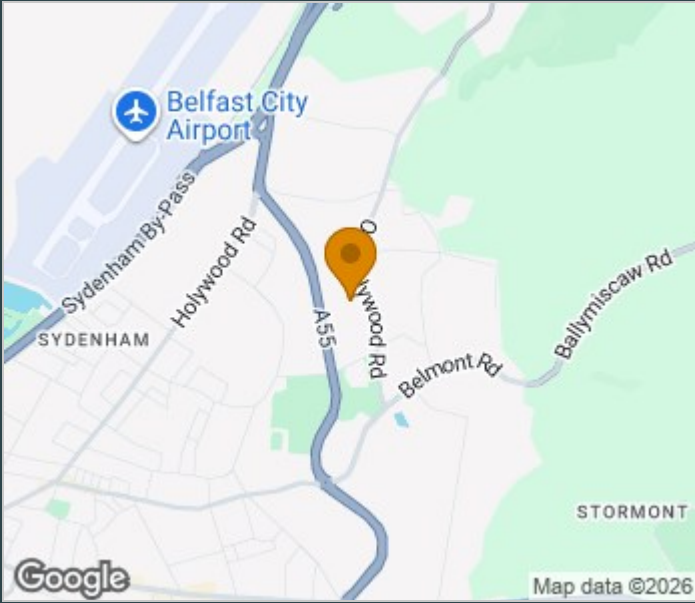
Viewing

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



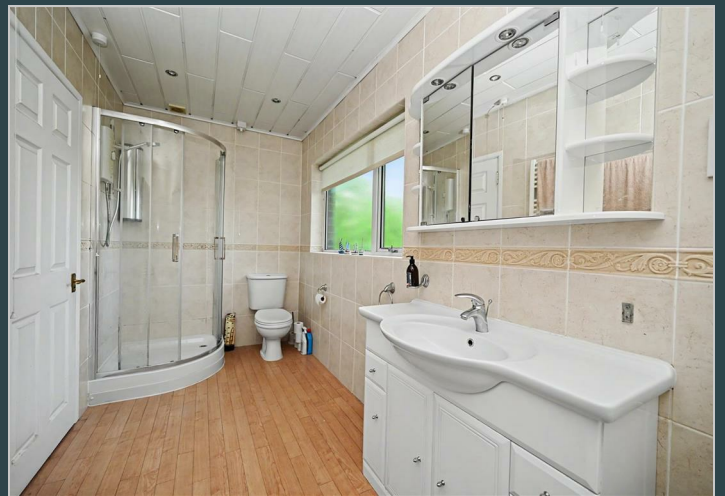
Area Map

Energy Efficiency Graph



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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