

HMK

PROPERTY

Chesterfield Park
Belfast, BT6 0HQ

Offers over £395,000



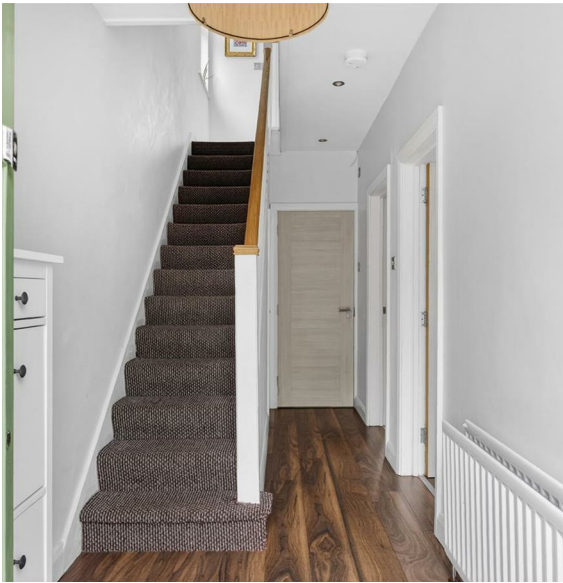
Chesterfield Park, Belfast

HMK Property is delighted to introduce No. 15 Chesterfield Park, Rosetta, to the sales market. This extended red-brick semi-detached has undergone a complete renovation in recent years and offers potential purchasers a turnkey finish. On the ground floor is a welcoming entrance hall with laminated wood flooring, which leads into a comfortable lounge with an open fireplace and a large bay window, flooding the room with natural light. At the rear of the house is a large open-plan kitchen, dining, and living space, perfect for entertaining. The modern kitchen has ample storage with a range of integrated appliances to include a 4-ring gas hob with oven and integrated fridge/freezer, tiled flooring, and a Velux window. The stylish dining/living space also benefits from a second Velux window and double-glazed doors leading to a west-facing garden with patio area. The ground floor further benefits from a separate utility room, plumbed for white goods, and a separate downstairs W/C and cloakroom. On the first floor are three bedrooms, the master with an attractive bay window, and the third currently used as a home office and a family bathroom with a corner shower and a separate bath. To the front of the property is a paved driveway for two cars, along with ample on-street parking. To the rear is a tidy, west-facing garden and patio area. Given the quality finish and location, No. 15 will appeal to a range of purchasers and early viewing is strongly advised. Contact HMK Property today to arrange a viewing on 02890397712.



HMK Property 8 Grand Parade, Belfast, BT5 5HH

T 02890397712





The facts you need to know...

- Extended red-brick semi-detached in highly sought after location
- A modern kitchen, dining and living area, with direct access to a West facing garden via double doors
- Downstairs W/C and separate cloakroom
- Modern family bathroom with corner shower and separate bath
- Gas central heating/double glazing throughout
- Large front lounge with bay window and open fire
- Utility room, plumbed for white goods and housing Worcester Gas boiler
- Three excellent bedrooms, master with bay window and third currently used as home office
- Off street parking at the front of the property and West facing garden with patio area at the rear
- Prime location, close to local amenities, schools, & excellent transport links



The property comprises...

GROUND FLOOR

Leading to...

ENTRANCE HALL

16'0" x 5'6"

A bright, welcoming entrance hall with laminate wood flooring and understairs storage leading to...

LOUNGE

13'10" x 15'2"

A spacious and tastefully decorated front lounge, featuring a large bay window that floods the room with natural light and offers pleasant views to the front of the property. The room is further enhanced by an attractive open fireplace, creating a warm and welcoming focal point, while laminate wood flooring adds a stylish and practical finish throughout.





The property comprises...

OPEN PLAN KITCHEN/DINER/LIVING ROOM

To the rear of the property, a beautifully presented open-plan kitchen, dining, and living area creates the perfect space for modern family living and entertaining. Overlooking a private west-facing garden, the stylish kitchen is fitted with an excellent range of high and low-level units, integrated appliances including a four-ring gas hob, oven, extractor fan, and fridge/freezer, along with convenient access to a separate utility room.

The kitchen and dining area benefit from tiled flooring throughout, enhanced by Velux roof windows that flood the space with natural light, while uPVC double doors open directly onto a well-maintained patio and garden. The adjoining living area provides a comfortable and inviting space to relax, featuring laminate wood flooring and pleasant views over the rear garden.





The property comprises...

UTILITY ROOM

5'8" x 3'10"

A useful utility, plumbed for white goods, 'Worcester' Gas boiler, extractor fan with tiled flooring

DOWNSTAIRS W/C

5'6" x 2'7"

A useful downstairs W/C with a low flush w/c, ceramic sink, and tiled flooring

FIRST FLOOR

Fixed staircase leading to...

MAIN BEDROOM

13'10" x 11'3"

The spacious principal bedroom is beautifully presented and features a striking bay window overlooking the front of the property, filling the room with natural light and creating an attractive focal point. Offering generous proportions, the room provides ample space for a range of bedroom furnishings, making it a comfortable and inviting retreat.

BEDROOM TWO

11'11" x 10'11"

Bedroom Two is a generously proportioned double bedroom overlooking the private west-facing rear garden, offering a bright and peaceful retreat with ample space for a range of bedroom furniture.

BEDROOM THREE/HOME OFFICE

8'2" x 4'11"

Bedroom Three is a versatile room currently utilised as a home office, providing an ideal workspace for remote working. Equally suited as a bedroom, nursery, dressing room, or study, it offers flexibility to accommodate a variety of lifestyle needs

FAMILY BATHROOM

8'9" x 6'10"

A stylish family bathroom with a corner shower, chrome drencher shower head, and a separate bath, low flush w/c and ceramic sink, recessed spotlights, tiled flooring, and frosted uPVC glazed windows.

OUTSIDE



At the front of the property is a paved driveway for up to two cars, along with ample on-street parking. At the back of the property is a well-maintained west-facing garden with patio and shed, ideal for outdoor dining and entertaining during the summer months.





Additional Information

No. 15 Chesterfield Park, Rosetta, is in one of South Belfast's most sought-after postcodes, with the popular Ormeau Road just a short stroll away and Belfast city centre easily accessible with a host of independent retailers, cafes, and restaurants all on your doorstep. Chesterfield Park sits within the catchment area of many leading grammar and secondary schools. Early viewing is strongly advised.

Need to sell to buy? Contact Hannah Kennedy today for a free property valuation. Tel: 02890397712

ENERGY EFFICIENCY RATING

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		

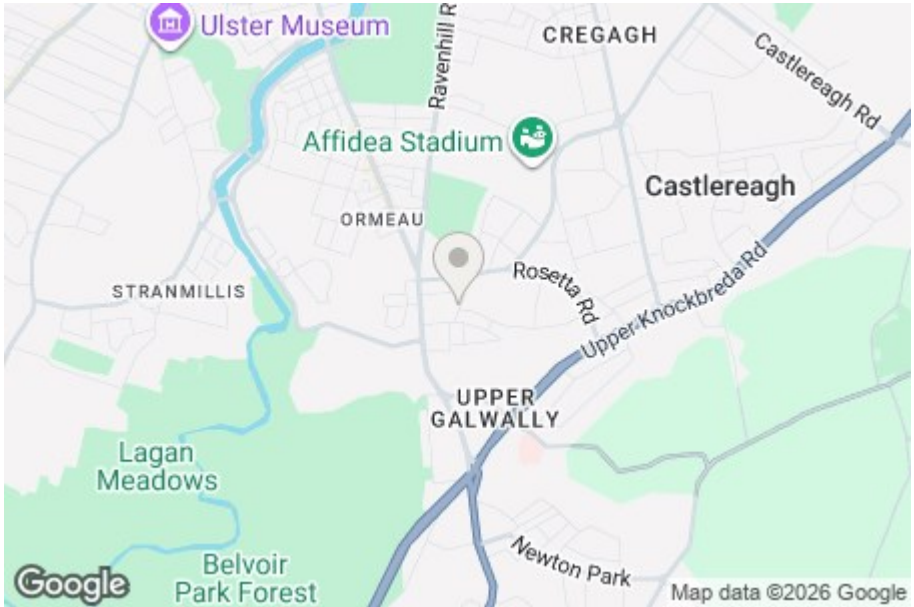
VIEWING

By appointment with HMK Property



Location

Travelling along the Ormeau Road, take a left onto Knockbreda Park, then take a left onto Chesterfield Park. No. 15 is on the right-hand side.



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Please Note: This floorplan is for illustration purposes only
Plan produced using PlanUp.
15 Chesterfield Park, Rosetta, Belfast