

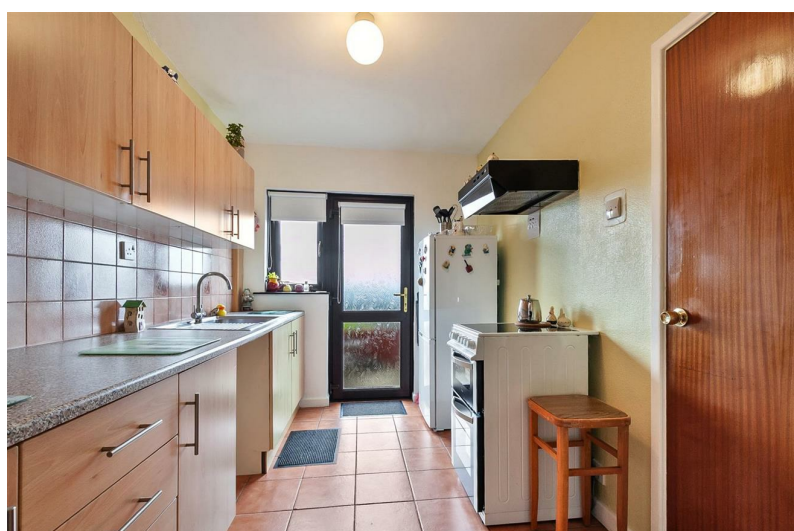


29 Squires Hill Road, Belfast, BT14 8FJ

- Semi Detached Home
- Kitchen With Informal Dining Area
- Oil Heating
- Private Driveway; Garage
- Elevated Views
- Three Bedroom; Two+ Reception
- Bathroom; Three Piece Suite
- Double Glazing
- Gardens Front and Rear
- Convenient Location

Offers Over £179,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Aluminium framed double glazed sliding patio door. Tiled steps. Glass panelled door with matching side screen leading to:

ENTRANCE HALL

Wood laminate floor covering. Stairwell to first floor.

LOUNGE 18'11" x 11'4"

Picture window to front elevation. Tiled focal point fireplace. Wood laminate floor covering.

FAMILY ROOM 10'11" x 9'5"

Uninterrupted elevated views towards Belfast City Centre and Belfast Lough. Wood laminate floor covering.



KITCHEN WITH INFORMAL DINING AREA 13'4" x 7'4" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Stainless steel sink unit with draining bay. Space for undercounter appliances. Cooker point with extractor hood over. Splashback tiling to wall. Tiled floor. Views towards Belfast and Belfast Lough.

FIRST FLOOR

LANDING

Positive air ventilation system.

BEDROOM 1 11'3" x 9'10"

BEDROOM 2 12'10" x 9'3" (wps)

Built in wardrobe. Views towards Belfast City Centre.

BEDROOM 3 12'9" x 7'1" (wps)

View towards Belfast City Centre and Belfast Lough.

BATHROOM

Three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and glass shower screen over bath. Part tiled, part panelled walls. Tiled floor. Access to hot press.

EXTERNAL

Front garden finished in lawn and range of plants, trees and shrubbery.

Double gates leading to paved private driveway area.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn and paved patio areas.

Elevated rural views towards Belfast Lough.

Outside tap.

PVC oil storage tank.

GARAGE 18'0" x 9'11"

Up and over door. Power, light and oil fired central heating boiler.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will



be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Well presented, three bedroom, two+ reception, semi detached home with garage, occupying a prime site enjoying elevated views towards Belfast City Centre and Belfast Lough, located within a popular and well established development off Crumlin Road, North Belfast.

The property comprises entrance porch, entrance hall, lounge with focal point fireplace, separate family room, modern fitted kitchen with informal dining area, three well proportioned first floor bedrooms, and bathroom with three piece suite.

Externally, the property enjoys double gates leading to paved private driveway area, garage, front garden finished in lawn and range of plants, trees and shrubbery, and fully enclosed tiered rear garden finished in lawn and paved patio areas.

Other attributes include oil fired central heating, double glazing and convenient location.

Early interest highly recommended to avoid disappointment.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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