



Spruce Hill,

Offers in the region of  
£174,950



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# Spruce Hill, Hannahstown, Belfast

## Offers in the region of £174,950

Pleasantly situated in this sought after and desirable cul-de-sac location, conveniently located on the Hannahstown Hill with excellent access to Belfast City Centre and further afield. Spacious well laid accommodation comprises, reception hall, lounge with feature fireplace, double doors to separate dining room, an exceptional fitted kitchen / dining area with modern/ contemporary cabinets, three bedrooms plus deluxe family bathroom and en-suite shower room off master. Gas fired heating and double glazing throughout. Neat front gardens in lawns, driveway/ car parking to side, laid in tarmac, enclosed and private rear gardens with lawns and mature trees.

### RECEPTION HALL

Pvc front door leading to reception hall with laminate flooring.

### LOUNGE

3.32m x 5.24m (10'11" x 17'2")

Feature fireplace with electric fire inset, bay window, French doors to dining.

### DINING ROOM

2.37m x 3.13m (7'9" x 10'3")

French Pvc double glazed patio doors to rear

### KITCHEN / DINING ROOM

2.80m x 4.93m (9'2" x 16'2")

Luxury fitted range of high and low level cabinets with granite work tops, built-in gas hob and electric oven, inlaid Belfast sink unit, mixer tap, integrated fridge/ freezer, integrated dishwasher, plumbed for washing machine, porcelain tiled flooring.



For full EPC please contact the branch

### FIRST FLOOR LANDING

Built-in cupboard with gas fired boiler inset.

### MASTER BEDROOM

2.42m x 4.00m (7'11" x 13'2")

### EN-SUITE SHOWER ROOM

Separate shower cubicle with controlled shower, wash hand basin, low level Wc, pvc panelling.

### BEDROOM 2

2.42m x 4.19m (7'11" x 13'9")

### BEDROOM 3

2.70m x 2.73m (8'10" x 8'11")

### BATHROOM

White suite comprising panelled bath, wash hand basin, wooden panelling.

### OUTSIDE

Driveway/ car parking to side laid in tarmac, front in neat lawns, enclosed and private in neat lawns, outside shed.

### EPC

### FLOOR PLANS





