



Geary Road,

**Offers in the region of
£164,950**



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Geary Road, Belfast

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We are delighted to present to the open market this exceptionally well appointed semi detached villa. Internally this extended property has been well maintained throughout by its present vendors to a high standard with bright and spacious accommodation comprising three bedrooms, lounge, bathroom with modern white suite and of particular note is the modern fitted kitchen open plan to extended family and dining room with wood burning stove. Additional benefits include oil fired central heating, double glazed window frames and doors and enclosed low maintenance garden to rear. This sought after location just off the Gilnahirk road is only a short stroll from the many day to day amenities at Cherryvalley and Kings square. Many leading schools, public transport links and the Ulster hospital are all easily accessible. Rarely would a property of this style and calibre present itself to the open market. Ideally suitable for young professional or young family alike, early internal viewing is strongly recommended in order to avoid disappointment.

ACCOMMODATION

uPVC double glazed front door, double glazed side panel, entrance hall, walnut wooden floor, under stairs storage

LOUNGE

3.58m x 3.10m (11'9" x 10'2")

MODERN FITTED KITCHEN OPEN PLAN TO FAMILY AND DINING ROOM

6.20m x 5.38m (20'4" x 17'8")

Single drainer bowl and one half stainless steel sink unit with mixer taps, excellent range of high and low units, laminate work surfaces, concealed lighting, glass splash back, led kick board lighting, stainless steel double built in oven and four ring ceramic hob, stainless steel chimney extractor fan, plumbed for american fridge freezer,

integrated dishwasher, integrated washing machine, double glazed french doors to rear garden. Open plan to dining and family area, wood burning stove, tiled hearth, recessed low voltage spotlights, walnut wooden floor, breakfast bar, velux window

FIRST FLOOR

LANDING

Airing cupboard, hot press lagged copper cylinder and immersion heater, storage above. Slingsby ladder to roof space, insulated

BEDROOM ONE

3.25m x 2.64m (10'8" x 8'8")

Range of built in bedroom furniture, additional built in robe

BEDROOM TWO

3.25m x 3.15m (10'8" x 10'4")

BEDROOM THREE

3.10m x 2.64m (10'2" x 8'8")

BATHROOM

Modern white suite, panelled bath with mixer taps and telephone hand shower, Mira electric shower unit, dual flush close coupled WC, vanity unit with chrome mixer taps, chrome heated towel rail, fully tiled walls, ceramic tiled floor, PVC tongue and groove ceiling with recessed low voltage spotlights

OUTSIDE

Front garden in lawns. Enclosed private rear garden, brick paved patio area, raised and tiered timber decking area, outside light and tap, boiler house with oil fired boiler, PVC oil tank,



For full EPC please contact the branch

