

simonBRIEN
RESIDENTIAL

11 Massey Avenue,
Belmont, BT4 2JT



Offers Around £650,000

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KEY FEATURES

- Superb Detached Family Home Located on the Prestigious Treelined Massey Avenue in Belmont, East Belfast
- Conveniently Located Close to Belfast City Centre and Many Local Amenities
- Within Walking Distance to Stormont Parliament Buildings and Belmont Park
- Close to Excellent Schools, Local Parks, Forestside Shopping Centre, Tesco Knocknagoney and Belfast City Airport
- Five well Proportioned Bedrooms with Scope to Add Another Two Bedrooms Subject to Planning Consents
- Entrance Hallway with Downstairs WC
- Living Room with Dual Aspect
- Separate Dining Room with Mature Outlook to Front
- Kitchen with Range of Fitted Units and Potential to Create an Open Space to the Dining Room
- Main Bedroom with En-Suite Shower Room and Separate Family Bathroom
- Excellent Additional Built in Storage Throughout the Ground and First Floor
- Fixed Staircase Leading to a Floored Roofspace
- Stairs to Lower Ground Floor with Downstairs WC, Workshop, Conservatory and Access to a Double Garage with Electric Up and Over Door
- Potential for Lower Ground Floor to be Converted into a Self-Contained Granny Flat Subject to Planning Consents
- Extensive Front Garden Laid in Lawns with Array of Mature Shrubs and Trees with Patioed Driveway
- Patioed Driveway Providing Parking to the Front and Rear of the Property
- Private Rear Garden with Southerly Aspect and Surrounding Shrubs, Trees and Plantings
- Oil Fired Central Heating
- UPVC Double Glazing Throughout
- Ideally Suited to the Young Professional, Upsizer and Young Family Alike
- Early Viewing Highly Recommended

DESCRIPTION

11 Massey Avenue represents a unique opportunity to acquire a fantastically proportioned detached family home with endless potential on an extensive southerly facing site. Positioned past the Castlehill Road turn off, the property offers ease of access to Belfast City Centre, Belfast City Airport, the Glider bus route, Stormont Parliament Buildings and The Ulster Hospital. The property is located within the catchment area to a range of leading primary, secondary and grammar schools.

In short the property comprises of: reception hall with downstairs WC, living room with dual aspect, separate dining room, kitchen with range of high and low level units, office, main bedroom with en-suite, four further well-appointed bedrooms, family bathroom and separate WC.

The property further benefits from oil fired central heating and UPVC double glazing throughout, a fixed staircase leading to a floored roofspace and stairs to a lower ground floor containing a WC, workshop, conservatory, utility and double garage with potential for conversion to a self-contained granny flat.

Externally the property sits on a prime private site with a fantastic southerly aspect. The front and rear gardens provide a vast array of mature shrubs, trees and plantings with a patio driveway servicing both the front and rear of the property for private parking and potential storage for boats and caravans.

Rarely does a property of this calibre present itself to the open market. With generously proportioned rooms and endless potential for reconfiguring and extending, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

ACCOMMODATION

ENTRANCE

RECEPTION PORCH:

Hardwood front door with glazed top light and side light into reception porch, terracotta tiled floor, further glazed inner door with glazed side light into reception hall.



GROUND FLOOR

DOWNSTAIRS WC:

White suite comprising, low flush WC, pedestal wash hand basin with vanity unit, stained glass window with lead detailing

DINING ROOM:

14' 8" x 13' 4" (4.47m x 4.06m)

Dual aspect to front and side, cornice ceiling

LIVING ROOM:
24' 3" x 15' 0" (7.39m x 4.57m)

Dual aspect to front and rear, cornice ceiling, gas coal fire with copper hood, tile surround and hearth with wooden mantelpiece.



STUDY:
13' 2" x 7' 0" (4.01m x 2.13m)

Outlook to rear



KITCHEN/DINER:
14' 0" x 12' 6" (4.27m x 3.81m)

Outlook to rear garden, fitted kitchen with range of high and low level units, laminate effect worktops, stainless steel single drainer sink with chrome taps, space for fridge freezer and dishwasher, built in high level oven and grill. additional built in storage and cabinetry, glazed hardwood access door to side.



FIRST FLOOR

LANDING:

Picture window, mature outlook to rear garden, built in storage cupboard and shelving.

BEDROOM (1):

16' 5" x 13' 6" (5m x 4.11m)

Outlook to front, range of built in storage cabinetry, low voltage recessed spotlighting



ENSUITE BATHROOM:

Coloured suite comprising, low flush WC, pedestal wash hand basin with chrome taps, corner shower with glass sliding door, thermostatic control valve, telephone attachment, fully tiled walls, low voltage recessed spotlighting.



FAMILY BATHROOM:

Coloured suite comprising, pedestal wash hand basin with chrome taps, bidet with chrome taps, panelled bath with chrome taps, fully tiled walls, corner shower with glass bifolding door, fully tiled shower enclosure, thermostatic control valve and telephone attachment. Access to hotpress with additional built in shelving and storage.

WC

Coloured suite comprising, low flush WC, floating wash hand basin with chrome taps, frosted glass picture window.



BEDROOM (2):

12' 4" x 12' 0" (3.76m x 3.66m)

Mature outlook to front, corniced ceiling, coloured sink with pedestal and chrome taps.



BEDROOM (3):

14' 9" x 12' 0" (4.5m x 3.66m)

Mature outlook to front, cornice ceiling, range of built in cabinetry and storage, built in vanity unit with wash hand basin and chrome taps, tile splashback.

BEDROOM (4):
15' 0" x 11' 4" (4.57m x 3.45m)

Mature outlook to rear, cornice ceiling, built in wardrobes with built in vanity unit and sink with chrome taps.



BEDROOM (5):
9' 2" x 6' 0" (2.79m x 1.83m)

Outlook to rear garden, doorway with staircase leading to part floored roofspace.



ROOFSPACE
40' 0" x 30' 0" (12.19m x 9.14m)

uPVC double glazed windows and outlook to side, light and power

LOWER LEVEL

Stairs to lower ground floor, picture window with outlook to rear.

SNUG: 19' 5" x 12' 0" (5.92m x 3.66m)

Light power and heating, built in worktops.

WC:

White suite comprising, low flush WC, corner wash hand basin with tile splashback, picture window, additional understairs storage.

UTILITY ROOM:

11' 7" x 11' 6" (3.53m x 3.51m)

Built in worktops with stainless steel single drainer sink and taps, plumbed for washing machine, space for fridge freezer, tiled, French doors leading to conservatory.



CONSERVATORY:

12' 7" x 11' 6" (3.84m x 3.51m)

Outlook to rear garden, tiled floor with power and light.



L SHAPED WORKSHOP:

16' 8" x 11' 0" (5.08m x 3.35m)

Built in worktops, additional built in storage, access to oil boiler with light, sliding door to integral double garage

INTEGRAL DOUBLE GARAGE:

25' 0" x 15' 0" (7.62m x 4.57m)

Metal electric up and over door

OUTSIDE

Front garden - Extensive enclosed front garden with patio driveway, off street parking for several cars, extensive array of surrounding shrubs, trees and hedging, laid in lawns.

Rear garden - extensive enclosed private rear garden, patio driveway leading to integral double garage, garden laid in lawns with vast array of mature surrounding shrubs, trees and hedging, outside tap and light.



Ground Floor



First Floor

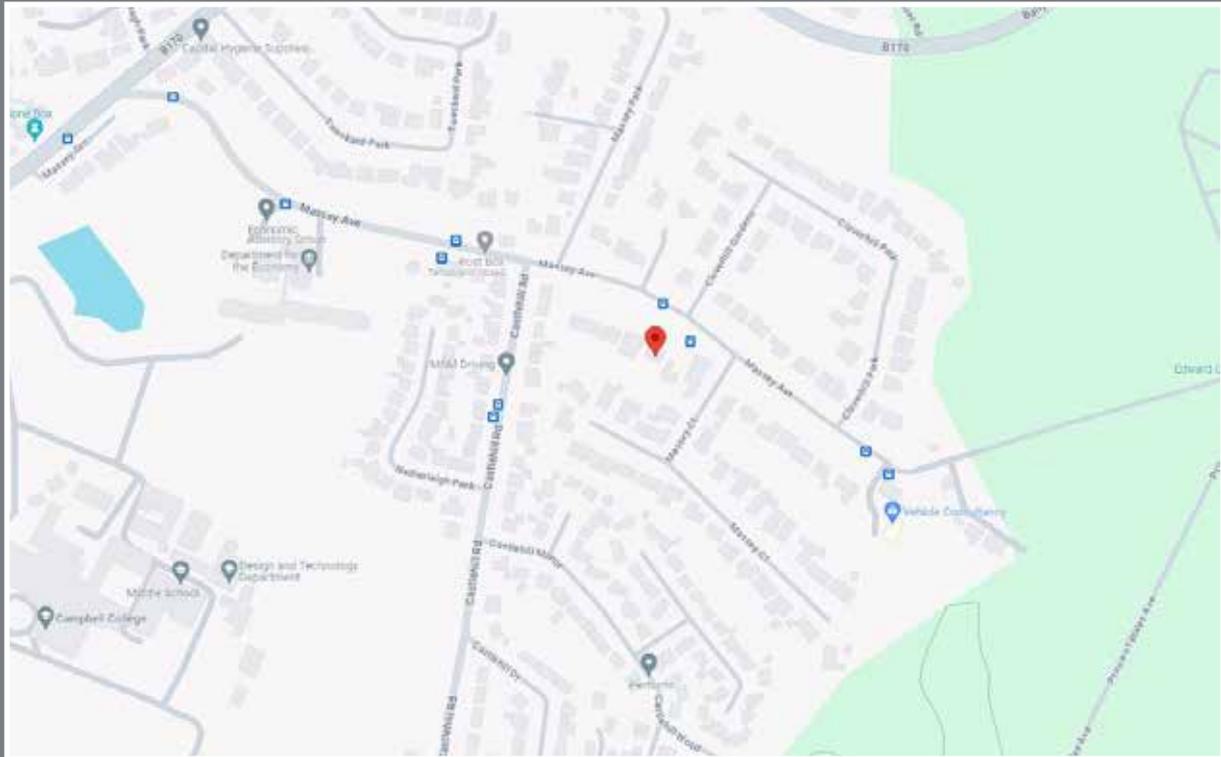


Lower Ground Floor



Roof Space

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



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