

63 Bates Park,
Greenisland, BT38 8LG



Asking Price £185,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Attractive Detached Family Home
- Well Appointed Accommodation Throughout
- Three Generous Bedrooms
- Spacious Living Room With Feature Fireplace
- Modern Fully Fitted Kitchen With Dining Area
- Family Bathroom & Ensuite
- Gas Fired Central Heating
- Double Glazing
- Attached Garage
- Driveway Parking
- Private Enclosed Gardens To Rear
- Popular & Sought After Location Within Walking Distance Of Local Amenities, Schooling & The Shores Of Belfast Lough

SUMMARY

Bates Park is a much sought after development located off the Station Road in Greenisland, in one of the areas most sought after and accessible locations, and is ideal for those wishing to be away from the hustle and bustle of city life, but yet within comfortable commuting distance of all main arterial routes with the local railway station a short walk away.

Internally the property is bright and airy, and well presented throughout, with a spacious living room open to kitchen with casual dining area, three bedrooms, principal bedroom with ensuite and a well appointed bathroom. Externally, the property is positioned on a pleasant site with generous south-west gardens to rear, driveway parking and attached garage.

Likely to be of interest to the young professional, family or first time buyer. Viewing is by private appointment through our South Belfast office on 028 9066 8888.



ACCOMMODATION

GROUND FLOOR

Hardwood entrance door leading to:

ENTRANCE HALL:

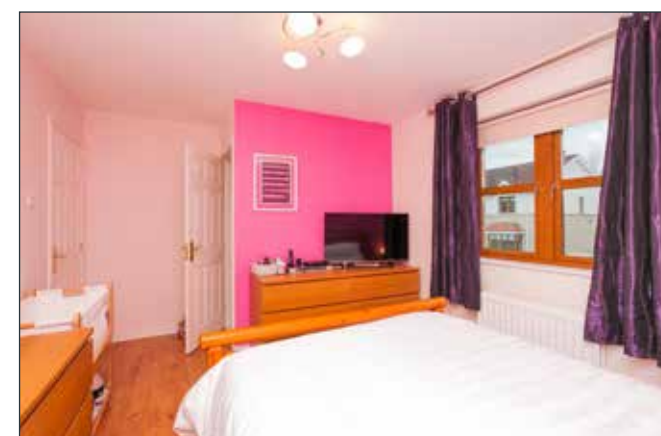
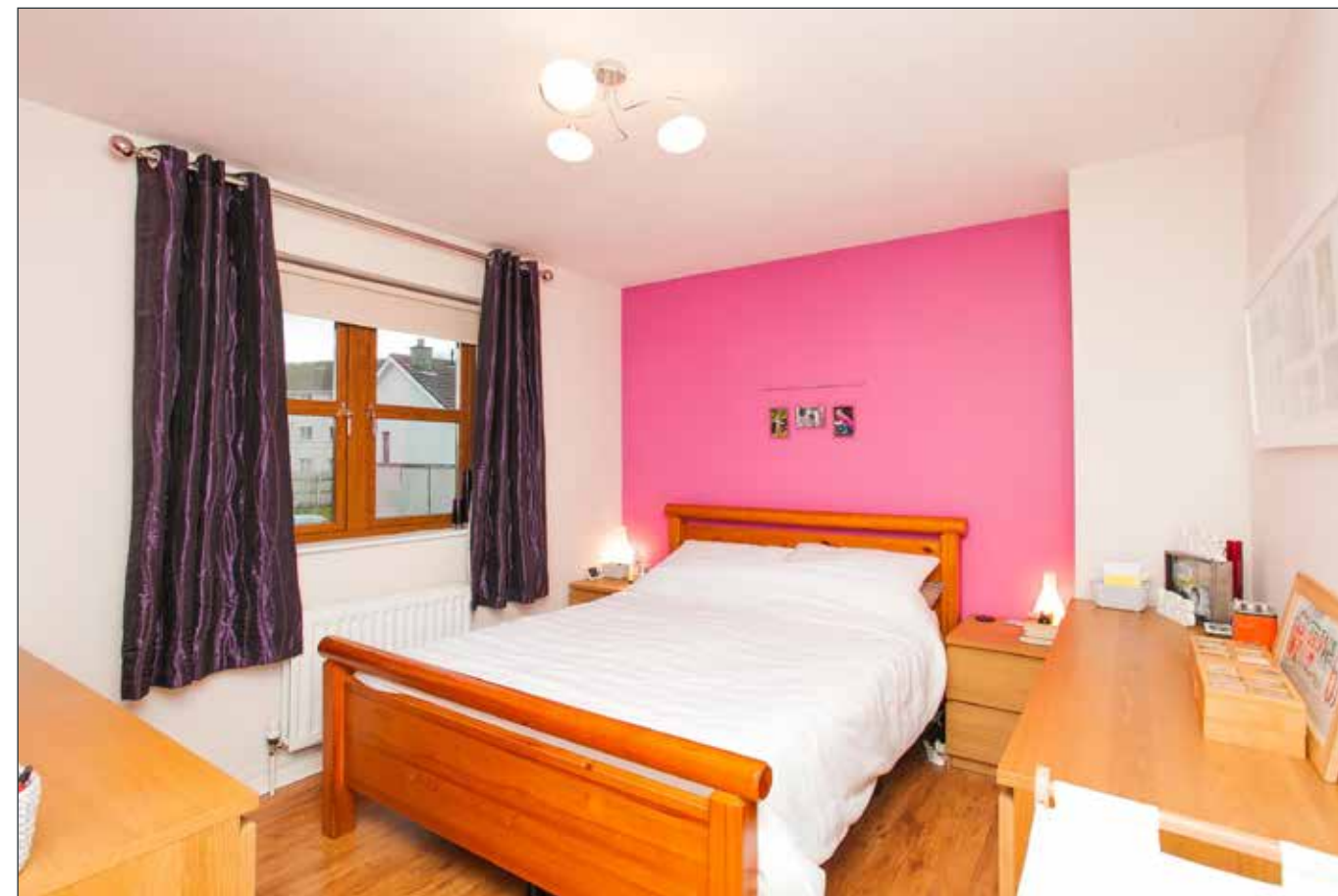
Wood strip flooring. Understairs storage.

LIVING ROOM:

17' 9" x 11' 3" (5.41m x 3.43m)

Wood strip flooring. Attractive hole-in-wall fireplace piped for gas with tiled hearth. Open to:





KITCHEN / DINING AREA:
17' 11" x 11' 6" (5.46m x 3.51m)

Excellent range of high and low level units. Solid oak worktops with 1.5 bowl sink unit and mixer taps. Recessed for range cooker. Plumbed for dishwasher and freestanding fridge. Double doors to rear garden.

INTEGRAL GARAGE:
19' 0" x 9' 11" (5.79m x 3.02m)

Up and over door. Light and power. Gas fired boiler. Tiled utility area to rear, plumbed for washing machine. Door to rear.



FIRST FLOOR

BEDROOM (1):
14' 0" x 10' 0" (4.27m x 3.05m)

Laminate wooden floor.

ENSUITE SHOWER ROOM:

Fully tiled with panelled shower enclosure and Aqualisa Quartz Digital power shower. Low flush WC. Wash hand basin in vanity unit. Ceramic tiled floor.

BEDROOM (2):
10' 7" x 9' 6" (3.23m x 2.9m)

Laminate wooden floor.

BEDROOM (3):
8' 9" x 7' 0" (2.67m x 2.13m)

Laminate wooden floor.

BATHROOM:

White suite comprising, panelled bath.
Low flush WC. Pedestal wash hand
basin. Ceramic tiled floor.

LANDING:

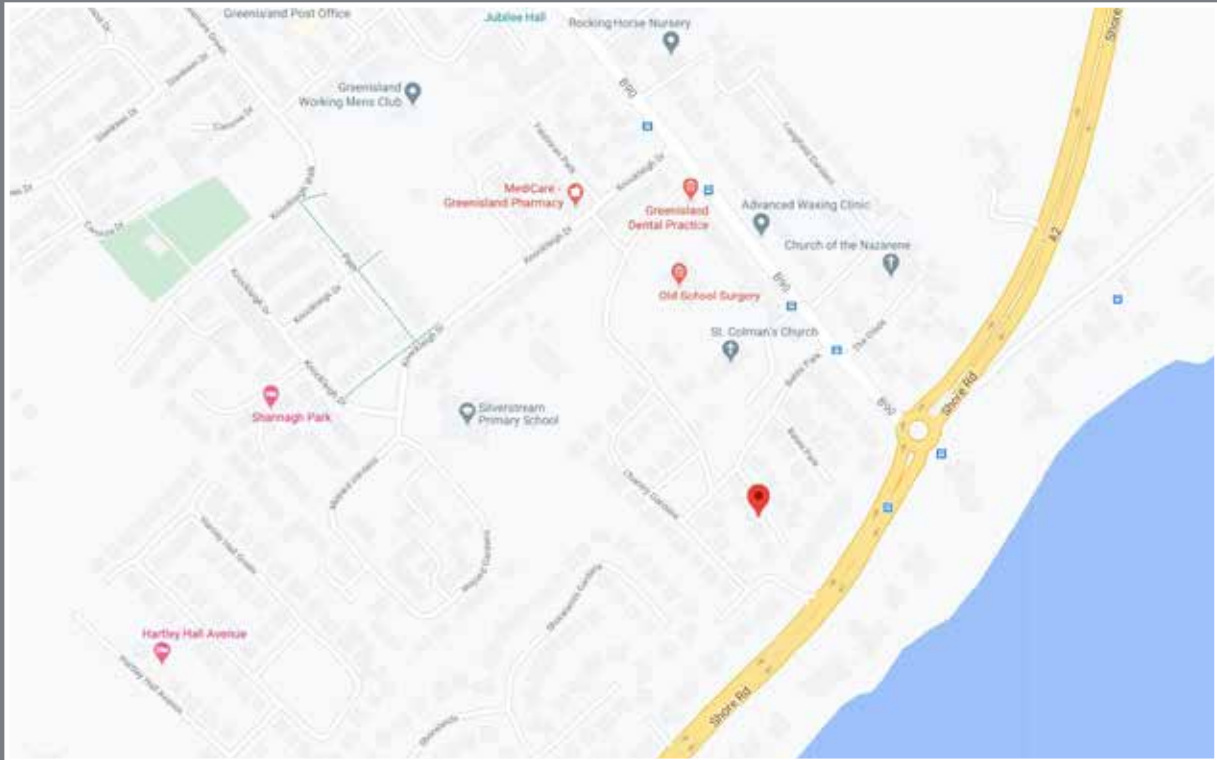
Airing cupboard. Access to roof space
which is partially floored.

OUTSIDE

Driveway parking for two cars to the
front. Pleasant gardens to rear laid
predominately in lawns. Light and
power to decked area.



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.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/K/20/SO



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