



485 Lisburn Road, Belfast, BT9 7EZ
Tel: 02890 661111
Email: info@fetherstons.com
Web: www.fetherstons.com

78 Greenwood Hill

Purdysburn Road
BT8 7WF

Offers In Region Of £265,000

78 GREENWOOD HILL, PURDYSBURN ROAD, BT8 7WF

- Extended Semi Detached Family Home in a Popular Modern Cul de Sac Development
- Generous Lounge with Feature Fireplace / Separate Living Room
- Luxury Fitted Kitchen with Dining Area/Utility Room
- Superb Open Plan Family Room Overlooking Rear Garden
- 3 Bedrooms Including Master with Ensuite Shower Room
- Family Bathroom / Ground Floor Cloakroom with WC
- Oil Fired Central Heating/Double Glazed Windows/Exceptionally Well Presented Throughout
- Driveway Parking
- Enclosed and Private Rear Garden with Sheltered Sitting Area
- Convenient to many Amenities including Forestside Shopping Complex and Leading Schools

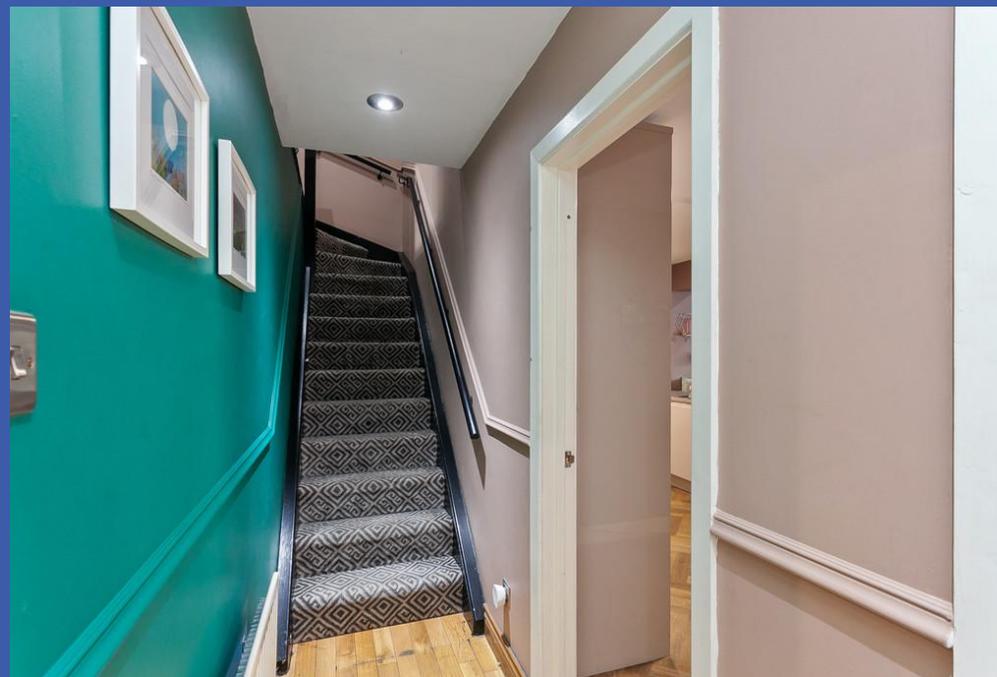
This attractive extended semi detached family home is ideally located in a prime, cul de sac location within this popular development just off Purdysburn Road, close to Newtownbreda Road.

The property is extremely well presented by the current owners offering bright and spacious accommodation. Internally the accommodation briefly comprises an entrance hall leading to a generous lounge and a separate living room. In addition there is a superb modern kitchen which is open plan to the extended family room with dining area and a separate utility room and ground floor cloakroom with wc.

On the first floor there are three bedrooms, including one with ensuite with facilities and a family bathroom with white suite. In addition, the property benefits from uPVC double glazed windows and oil fired central heating.

Externally there is driveway parking for several cars along with front and private rear gardens in lawns.

Set in a convenient location, close to Belfast City Centre and convenient to a range of amenities including Forestside Shopping Complex, Tescos, leading schools and public transport, this property can only be fully appreciated on internal inspection.







PROPERTY COMPRISES

Mahogany effect uPVC double glazed front door to entrance hall.

ENTRANCE HALL Wood flooring, built in storage.

CLOAKROOM White suite comprising low flush WC, pedestal wash hand basin, part tiled walls, tiled floor.

LOUNGE 16' 7" x 11' 8" (5.05m x 3.56m) Wood flooring, fireplace with attractive cast iron glass fronted stove with wood beam mantle and tiled hearth, low voltage spotlights, bay window.

LIVING ROOM 9' 3" x 10' 2" (2.82m x 3.1m) Wood flooring.

LUXURY FITTED KITCHEN 16' 2" x 9' 8" (4.93m x 2.95m) Extensive range of high and low level units, work surfaces, Blanco 1.5 bowl single drainer sink unit with mixer tap, Beko hob with tiled splash back, extractor fan over, Hotpoint electric double oven, Indesit integrated dishwasher, integrated full length fridge and separate full length freezer, Amtico luxury vinyl herringbone style floor, open arch to family and dining room.

FAMILY/DINING ROOM 19' 6" x 13' 2" (5.94m x 4.01m) Laminate herringbone style floor.





UTILITY ROOM Range of high and low level units, work surfaces, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, matching floor.

FIRST FLOOR LANDING Access to roof space, airing cupboard.

BEDROOM 16' 3" x 9' 10" (4.95m x 3m) Extensive range of built in mirror fronted slide robes and storage, bay window.

ENSUITE White suite comprising of vanity unit, low flush WC, panelled shower cubicle with rainwater shower, heated towel rail, tile effect panelled walls, low voltage spotlights.

BEDROOM 11' 6" x 9' 10" (3.51m x 3m)

BEDROOM 9' 10" x 9' 6" (3m x 2.9m)

BATHROOM White suite, panelled bath with mixer taps and shower attachment with rainwater shower over, vanity unit with storage, low flush WC, pedestal wash hand basin, tiled floor.







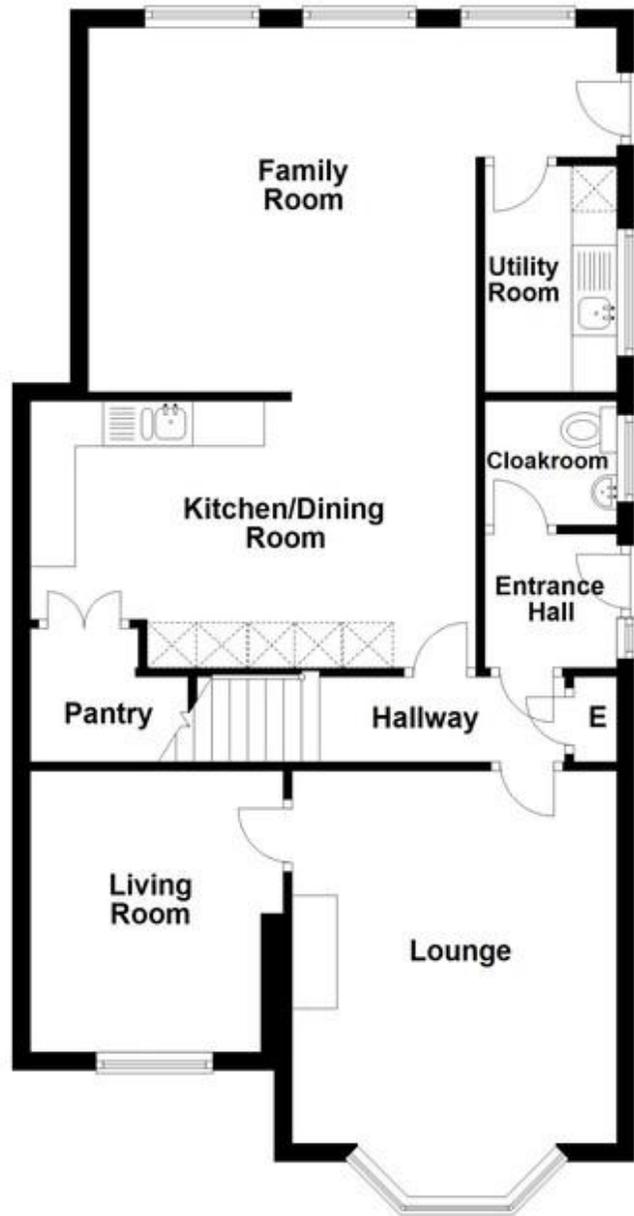
OUTSIDE Quiet cul de sac location, front garden in lawns, driveway with parking for several cars, enclosed private rear garden with sheltered sitting area, flower beds and planting with westerly aspect. Oil tank, oil fired boiler.



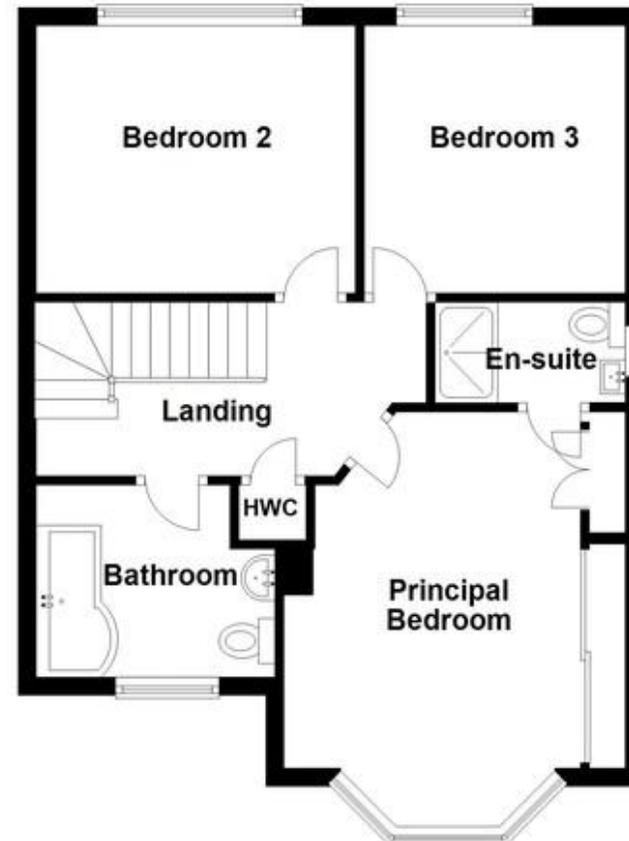




Ground Floor

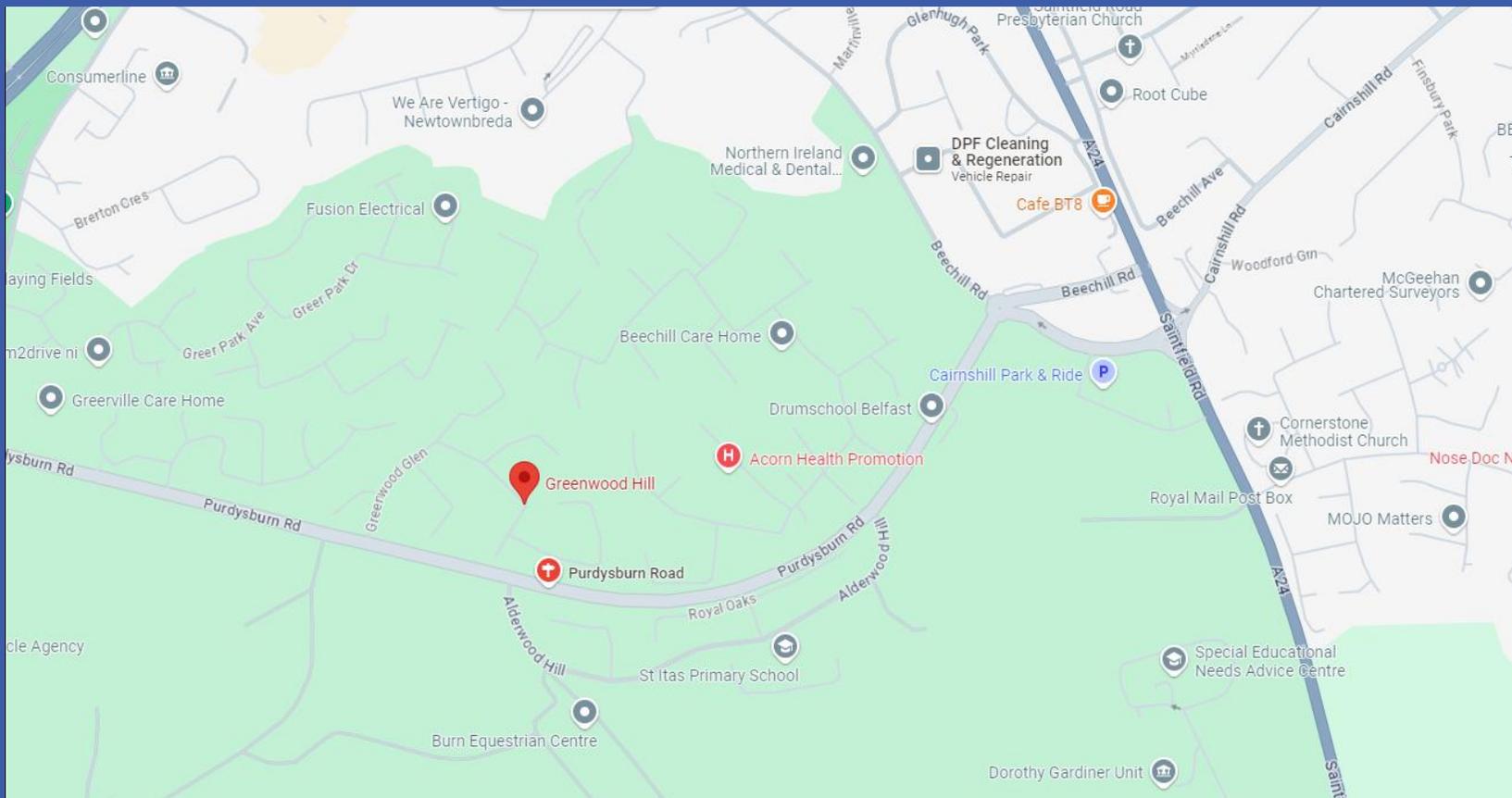


First Floor



Disclaimer: Plans are for illustrative Purpose only.
Plan produced using PlanUp.

78 Greenwood Hill, Belfast



Directions:

Shaws Bridge on the Outer Ring. At end of that road turn left onto Purdysburn Road, continue up hill and turn left in to the Greenwood development

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	67 D
39-54	E		
21-38	F		
1-20	G		



Fetherstons Estate Agents for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Fetherstons or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Fetherstons cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for the use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Fetherstons has authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and / or rent, all figures are quoted exclusive of VAT, intending purchasers or tenants must satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice; v) Fetherstons will not be liable in negligence or otherwise, for any loss arising from the use of these particulars; vi) Appliances not tested or verified.