



11 Vauxhall Park  
Stranmillis, Belfast  
BT9 5GZ

Offers Over £325,000

- ATTRACTIVE SEMI DETACHED PROPERTY IN A PRIME LOCATION
- BRIGHT & SPACIOUS LOUNGE OPEN PLAN TO DINING ROOM
- FITTED KITCHEN WITH BREAKFAST AREA
- 3 BEDROOMS
- BATHROOM WITH WHITE SUITE/GROUND FLOOR CLOAKROOM WITH WC
- GAS CENTRAL HEATING / DOUBLE GLAZED WINDOWS
- WELL PRESENTED THROUGHOUT
- DRIVEWAY PARKING | POD POINT EV CHARGER
- EXCEPTIONALLY WELL PRESENTED THROUGHOUT/A FEW MINUTES WALK FROM STRANMILLIS PRIMARY SCHOOL
- CONVENIENT TO MANY LOCAL AMENITIES INCLUDING SHOPS, PUBLIC TRANSPORT AND THE LAGAN TOW PATH

#### PROPERTY COMPRISES

This attractive semi detached property is situated in a prime location on the ever popular Vauxhall Park, just off Stranmillis Road.

The property is extremely well presented and tastefully decorated by the current owners and offers spacious, well proportioned accommodation which is finished to a high specification throughout. The internal accommodation briefly comprises a lounge which is open plan to the dining room, a fitted kitchen and a cloakroom with wc on the ground floor. On the first floor there are three bedrooms and a family bathroom.

The internal accommodation is perfectly complimented by the private rear garden along with driveway parking.

This fine home is ideally located close to many local amenities including shops and public transport whilst being convenient to leisure facilities at The Belfast Boat Club and The Lagan Tow Path. In addition, there are numerous leading schools in close proximity, including Stranmillis Primary School.

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Bangor Office  
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Bangor, BT20 5BD  
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[fetherstons.com](https://www.fetherstons.com)

#### PROPERTY DETAILS AND DIMENSIONS

uPVC front door to..

ENTRANCE HALL Laminate wood effect floor

CLOAKROOM Low flush wc

LOUNGE OPEN PLAN TO DINING ROOM 26' 9" x 11' 2" (8.15m x 3.4m) Laminate wood effect floor

KITCHEN WITH BREAKFAST AREA 15' 10" x 7' 10" (4.83m x 2.39m) Range of high and low level units, work surfaces, 1.5 bowl single drainer stainless steel sink unit with mixer tap, Bosch 4 ring gas hob with electric oven under and Haier extractor fan over, under stairs storage, Laminate wood effect floor, part tiled walls, uPVC double glazed door to rear

#### 1ST FLOOR

LANDING Access to roof space

BEDROOM 11' 6" x 11' 2" (3.51m x 3.4m)

BEDROOM 12' 2" x 11' 1" (3.71m x 3.38m)

BEDROOM 8' 5" x 8' 3" (2.57m x 2.51m) Built in robe and storage

BATHROOM White suite comprising panelled bath with mixer tap and shower attachment, vanity unit with storage, low flush wc, panelled walls and ceiling with low voltage spots, heated towel rail

WC Low flush wc, pedestal wash hand basin with splash tiling

OUTSIDE Front garden in loose stones and boundary hedge. Driveway with parking. Rear garden in lawns with westerly aspect and boundary hedge