

**17 HAMPTON MANOR,
BELFAST,
BT7 3EL**



- **Four Bedroom End Townhouse**
- **Two Reception Rooms**
- **Contemporary Fully Equipped Kitchen**
- **Substantial Master Bedroom with En-Suite**
- **Utility Room and Two Garages**
- **Suntrap Garden to the Rear**
- **Chain Free**

Offers Around £345,000

GOC Estate Agents are delighted to present this bright and spacious end of terrace town house with sun-trap garden, ideally positioned off the tree-lined Hampton Park. Moments away from the Lagan Towpath, Forestside Shopping Centre and transport links to the City Centre and beyond. This substantial four bedroom home is offered to the sales market, chain free.

The versatile ground floor accommodation comprises an integral garage, lounge with French doors to garden, utility room and cloakroom. The first floor space comprises a large reception room and fully equipped, modern kitchen. On the landing, a bathroom with three piece suite. On the second floor, three double bedrooms. On the second landing, a snug ideal for office use. On the top floor, a large master suite with en-suite. Externally, a wooden garage to the side and mature gardens in lawn with patio. The property has gas fired central heating.

Early viewing is highly recommended as the property will be of wide appeal.

Ground Floor

LOUNGE 13' 0" x 9' 0" (3.96m x 2.74m)

Carpeted, French doors to garden.

UTILITY ROOM: 9' 10" x 7' 0" (3m x 2.13m)

High and low level units with stainless steel sink and drainer, plumbed for washing machine, laminate flooring.

CLOAKROOM:

Half tiled walls, tiled floor, low flush W/C and wash hand basin.

INTEGRAL GARAGE: 13' 0" x 10' 0" (3.96m x 3.05m)

Electric garage door, concrete flooring and power.

First Floor

LOUNGE: 17' 0" x 11' 0" (5.18m x 3.35m)

Corniced ceiling. Gas fire with granite inset and Sandstone surround.

KITCHEN DINING: 17' 11" x 9' 0" (5.46m x 2.74m)

High and low level units with quartz work-surfaces, integrated Bosch appliances including fridge, freezer, microwave, dishwasher and hob.

Corner carousel storage, recessed lighting and lino flooring. Views over garden.



BATHROOM

Three piece suite with tiled flooring, corner shower with sliding doors and rain shower-head, wash hand basin and low flush W/C. Recessed lighting and window with frosted privacy glass.

Second Floor

BEDROOM (1): 14' 0" x 11' 0" (4.27m x 3.35m)

Wood effect flooring.

BEDROOM (2): 13' 0" x 8' 0" (3.96m x 2.44m)

Wood effect flooring.

BEDROOM (3): 9' 0" x 9' 0" (2.74m x 2.74m)

Wood effect flooring.



Third Floor

BEDROOM (4): 20' 0" x 11' 0" (6.1m x 3.35m)

Wood effect flooring with roof light.

EN-SUITE BATHROOM:

Three piece suite with tiled flooring and panel bath with glass panel and shower-head, low flush W/C and wash hand basin. Heated towel rail.





OUTSIDE:

Mature gardens in lawn to rear with herbaceous borders. Additional garage to side.

LOCATION

Turn off Ormeau Road on to Hampton Park and turn off on to Hampton Manor. The property is your first town-house on the right.



OTHER INFO:

Rates: c.£2047 per annum

Ground Rent: £35 per annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		