



90 CASTLEHILL ROAD

Belfast, BT4 3GQ

Offers over **£380,000**

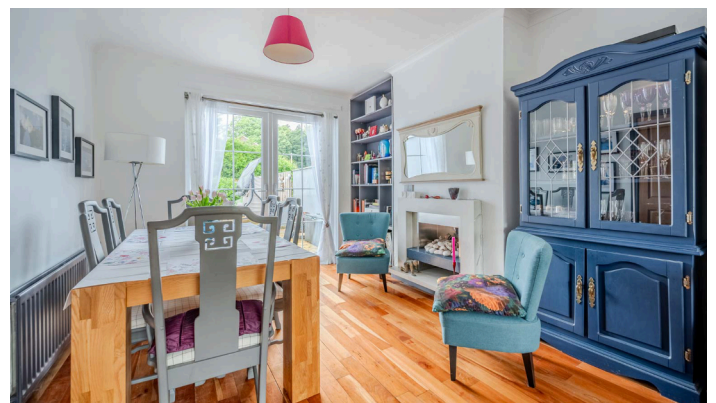


SEMI-DETACHED | 3  | 1  | 3 

This deceptively spacious semi-detached family home is beautifully presented throughout and offers bright and spacious accommodation that caters for the lifestyles of today's busy families.

KEY FEATURES

- Deceptively Spacious Three Bedroom Semi-Detached Family Home Located on the Prestigious Castlehill Road in East Belfast
- Excellent Location Providing Access to Belmont Village, Ballyhackamore Village and Main Arterial Routes for the City Commuter With Nearby Bus Stops
- Within the Catchment Area to a Range of Belfast's Leading Primary and Secondary Schools
- Generous Site with Enclosed Rear Garden, Ideal for Outdoor Entertaining or Children at Play
- Spacious Entrance Hall
- Lounge Open to Dining Room with Bay Window and French Doors to Raised Decking Area and Rear Garden
- Separate Family Room with Additional Access to Raised Decking Area and Rear Garden
- Bespoke Fitted Kitchen with Range of Integrated Appliances, Open Plan to Casual Dining Space
- Utility Room and Downstairs WC
- Three Well Appointed Bedrooms
- Family Bathroom with Four Piece White Suite
- Tarmacked Driveway with Off-Street Parking
- Gas Fired Central Heating and UPVC Double Glazing Throughout
- Generous Floored Roof Space with Access Via Fixed Staircase, Excellent Storage



ROOM DETAILS

Ground Floor

- Spacious Reception Hall
- Lounge
12'0" x 11'9"
- Dining Room
12'1" x 11'9"
- Kitchen/Dining Space
11'9" x 18'11"
- Utility Room
- WC
- Family Room

First Floor

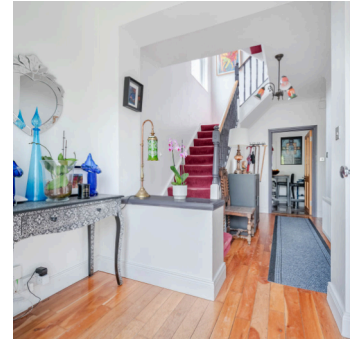
- Bedroom One
12'1" x 11'2"
- Bedroom Two
12'0" x 11'2"
- Bedroom Three
8'2" x 8'6"
- Bathroom

Second Floor

- Roof Space
10'3" x 15'4"

Outside

- Superb South West Facing Rear Gardens with Raised Decked Area
- Gated Side Access
- Driveway
- Water Taps at Front and Rear
- Double Electric Socket on Decking
- Garden Shed with Lighting and Mains Electricity



DIRECTIONS

Travelling along the Upper Newtownards Road in the direction of Stormont. Turn left at the lights just before Stormont Presbyterian Church onto Castlehill Road. No 90 is on the left hand side just after the entrance to Netherleigh Park.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	
NOT energy efficient – higher running costs		
	CURRENT	POTENTIAL
	77	77

Scan QR Code - for floor plans and to arrange a viewing.



OUR BRANCHES

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